



Board of Commissioners of Cook County

118 North Clark Street
Chicago, IL

Legislation Text

File #: 17-1341, **Version:** 1

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Map Amendment MA 16-06 & Variation V 16-41

Township: Northfield

County District: 14

Property Address: 455-577 Waukegan Road, Northbrook, Illinois 60062

Property Description: The Subject Property consists of 0.14 acre located on the northeast corner of Waukegan Road and I-94 (Eden's Expressway) in Section 04.

Owner: Brookside Venture, LLC., 564 S. Washington Street, Suite 200 Naperville, Illinois 60540

Agent/Attorney: The Lamar Companies, 500 N. Michigan Ave, Suite 2200, Chicago, Illinois 60611

Current Zoning: C-4 General Commercial District

Intended use: Applicant seeks a Map Amendment to rezone a portion of the Subject Property from its current zoning designation of C-4 General Commercial District to a proposed zoning designation of the I-1 Restrictive Industrial District to construct a bill board, and a request for a variance. The variance request is to (1) increase the height of a proposed monopole billboard sign from the maximum allowed 40 feet to a proposed 52 feet and (2) to reduce the distance from the Forest Preserve property lot line from the minimum required 500 feet to a proposed 304 feet.

Recommendation: ZBA Recommendation is of Denial

Conditions: None

Objectors: Tom Poupard, the Director of Development and Planning Services for the Village of Northbrook, Kenneth Smith, Glenbrook Sanitary District and Salvatore W. Gaeta, Glenbrook Sanitary District President.

History:

Zoning Board Hearing: 11/16/2016

Zoning Board Recommendation date: 1/18/2017

County Board extension granted: N/A