



# Board of Commissioners of Cook County

118 North Clark Street  
Chicago, IL

## Legislation Text

---

**File #:** 19-3320, **Version:** 1

---

### **RECOMMENDATION OF THE ZONING BOARD OF APPEALS**

Request: Special Use SU19-01 & Variance V 19-09

Township: Lyons

County District: 17

Property Address: 9000 Elm Avenue, Burr Ridge, Illinois 60527

Property Description: The Subject Property consists of approximately 43,500 square feet of total land area and is located on the west side of Elm Avenue, south of Wolf Road, in Section 06.

Owner: Jeff Mendez, 409 W 169<sup>th</sup> Street, South Holland, Illinois 60473

Agent/Attorney: Nick Ftikas, Law Offices of Samuel V.P. Banks, 221 N. LaSalle St., 38th Floor  
Chicago, IL 60601

Current Zoning: R-3 Single Family Residence District

Intended use: Special Use for Planned Unit Development, with a companion Variance to allow for the construction of a single-family residential dwelling located on property designated as "Environmentally Sensitive Area", by the Cook County Comprehensive Land Use and Policies Plan. The companion Variance request seeks to reduce the lot width from the minimum required 150 feet to an existing 145 feet in order to construct a single family residence, if granted under the companion Special Use (SU19-01).

Recommendation: ZBA Recommendation is that the application be granted

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 4/3/2019

Zoning Board Recommendation date: 5/1/2019

County Board extension granted: N/A