



**Board of Commissioners of Cook County
Minutes of the Zoning and Building Committee**

9:30 AM

Wednesday, September 17, 2025

**Cook County Building, Board Room,
118 North Clark Street, Chicago, Illinois**

ATTENDANCE

Present: Aguilar, S. Morrison, Anaya, Britton, Daley, Degnen, Gainer, Lowry, McCaskill,
Morita, K. Morrison, Scott, Stamps, Trevor and Vásquez (15)

Absent: Miller and Moore (1)

A motion was made by Commissioner Daley, seconded by Commissioner Britton, to allow for remote participation in meeting. The motion carried by the following vote:

Ayes: Aguilar, S. Morrison, Anaya, Britton, Daley, Degnen, Gainer, Lowry, McCaskill,
Morita, K. Morrison, Scott, Stamps, Trevor and Vásquez (15)

Absent: Miller and Moore (2)

PUBLIC TESTIMONY

Chairman Aguilar asked the Secretary to the Board to call upon the registered public speakers, in accordance with Cook County Code.

1. George Blakemore

25-3809

COMMITTEE MINUTES

Approval of the minutes from the meeting of 07/23/2025.

A motion was made by Vice Chairman Morrison, seconded by Commissioner Scott, to approve 25-3809. The motion carried by the following vote:

Ayes: Aguilar, S. Morrison, Anaya, Britton, Daley, Degnen, Gainer, Lowry, McCaskill,
Morita, K. Morrison, Scott, Stamps, Trevor and Vásquez (15)

Absent: Miller and Moore (2)

25-3532

Presented by: JAMES WILSON, Secretary, Zoning Board of Appeals

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Special Use Unique Use 25-0001

Township: Northfield

County District: 14

Property Address: 600 Waukegan Road, Northbrook, Illinois 60062.

Property Description: The Subject Property consists of 278,542 square feet located generally at the intersection of the Edens Spur (Toll road) and Illinois Route 43, in Section 4.

Owner: Northbrook Materials, LLC, 600 Waukegan Road, Northbrook, Illinois 60062

Agent/Attorney: Barry Ash Esq., Ash, Anos, Freedman & Logan, LLC, 95 Revere Drive, Unit G, Northbrook, Illinois 60062

Current Zoning: I-1 Restricted Industrial District

Intended use: Special Use/Unique Use to operate a concrete and asphalt recycling facility that includes outdoor storage of uncontained bulk materials, salvage materials, and waste, and a waste transfer facility.

Recommendation: ZBA Recommendation that it be granted.

Conditions: None

Objectors: Angelo Tzivas, Esq, Chicago, Illinois.

History:

Zoning Board Hearing: 6/25/2025

Zoning Board Recommendation date: 8/6/2025

County Board extension granted: N/A

A motion was made by Commissioner Britton, seconded by Vice Chairman S. Morrison, to recommend for deferral 25-3532. The motion carried by the following vote:

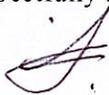
ADJOURNMENT

A motion was made by Vice Chairman S. Morrison, seconded by Commissioner Trevor, to adjourn the meeting. The motion carried by the following vote:

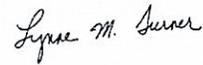
Ayes: Aguilar, S. Morrison, Anaya, Britton, Daley, Degnen, Gainer, Lowry, McCaskill, Morita, K. Morrison, Scott, Stamps, Trevor and Vásquez (15)

Absent: Miller and Moore (2)

Respectfully submitted,



Chairman



Secretary

A complete record of this meeting is available at <https://cook-county.legistar.com>.