



Board of Commissioners of Cook County

Zoning and Building Committee

Wednesday, April 9, 2025

9:30 AM

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

Issued On: 4/3/2025

NOTICE AND AGENDA

There will be a meeting of the Committee or Subcommittee of the Board of Commissioners of Cook County at the date, time and location listed above to consider the following:

PUBLIC TESTIMONY

Authorization as a public speaker shall only be granted to those individuals who have registered to speak, with the Secretary, 24 hours in advance of the meeting. To register as a public speaker, go to the meeting details page for this meeting at <https://cook-county.legistar.com/Calendar.aspx> to find a registration link. Duly authorized public speakers may speak live from the County Board Room at 118 N. Clark Street, 5th Floor, Chicago, IL or be sent a link to virtually attend the meeting and will be called upon to deliver testimony at a time specified in the meeting agenda. Authorized public speakers who are not present during the specified time for public testimony will forfeit their allotted time to speak at the meeting. Public testimony must not exceed three minutes; the Secretary will keep track of the time and advise when the time for public testimony has expired. After each virtual speaker has completed their statement, they will be removed from the meeting. Once removed, you will still be able to follow the proceedings for that day at:

<https://www.cookcountyil.gov/service/watch-live-board-proceedings> or in a viewing area at 69 W. Washington Street, 22nd Floor Conference Room F, Chicago, IL. Persons authorized to provide public testimony shall not use vulgar, abusive, or otherwise inappropriate language when addressing the Board; failure to act appropriately; failure to speak to an item that is germane to the meeting, or failure to adhere to the time requirements may result in expulsion from the meeting and/or disqualify the person from providing future testimony. Written comments will not be read aloud at the meeting, but will be posted on the meeting page and made a part of the meeting record.

25-2316

COMMITTEE MINUTES

Approval of the minutes from the meeting of 3/12/2025

[25-0036](#)

Sponsored by: TONI PRECKWINKLE (President), Cook County Board of Commissioners

PROPOSED ORDINANCE AMENDMENT

BE IT ORDAINED, by the Cook County Board of Commissioners, that Appendix A - Zoning to Part II - Land Development Ordinances of the Cook County Code is hereby amended as Follows:

ARTICLE 1. TITLE

1.1. Title.

ARTICLE 2. PURPOSE

2.0. Purpose.

ARTICLE 3. ZONING DISTRICTS

3.1. Establishment of districts.

3.2. Zoning maps.

3.3. Area included.

ARTICLE 4. - RESIDENTIAL DISTRICTS

4.0. - Purpose.

4.1. - R-1 Single-Family Residence District.

4.2. - R-2 Single-Family Residence District.

4.3. - R-3 Single-Family Residence District.

4.4. - R-4 Single-Family Residence Districts.

4.5. - R-5 Single-Family Residence District.

4.5A. - R-5A Residential Transition District.

4.6. - R-6 General Residence District.

4.7. - R-7 General Residence District.

4.8. - R-8 General Residence District.

ARTICLE 5. - COMMERCIAL DISTRICTS

5.0. - Purpose.

5.1. - C-1 Restricted Business District.

5.2. - C-2 Restricted Office District.

5.3. - C-3 General Service District.

5.4. - C-4 General Commercial District.

5.5. - C-5 Commercial Transition District.

5.6. - C-6 Automotive Service District.

5.7. - C-7 Office/Research Park District.

5.8. - C-8 Intensive Commercial District.

ARTICLE 6. - INDUSTRIAL DISTRICTS

6.0. - Purpose.

6.1. - I-1 Restricted Industrial District.

6.2. - I-2 General Industrial District.

6.3. - I-3 Intensive Industrial District.

6.4. - I-4 Motor Freight Terminal District.

ARTICLE 7. - PUBLIC AND OPEN LAND DISTRICTS

7.0. - Purpose.

7.1. - P-1 Public Land District.

7.2. - P-2 Open Land District.

ARTICLE 8. - GENERAL PROVISIONS

- 8.1. - Interpretation.
- 8.2. - Severability.
- 8.3. - Scope of regulations.
- 8.4. - Bulk regulations.
- 8.5. - Accessory building and structure regulations.
- 8.6. - Structure height.
- 8.7. - Regulations for specific uses.
- 8.8. - Exemptions.
- 8.9. - Miscellaneous.
- 8.10. - Environmentally Sensitive Areas.

ARTICLE 9. - PLANNED UNIT DEVELOPMENT

- 9.0. - Purpose.
- 9.1. - Objectives.
- 9.2. - Location.
- 9.3. - General requirements.
- 9.4. - Procedures.
- 9.5. - Application for preliminary plan approval.
- 9.6. - Final Plan Approval.
- 9.7. - Changes in an approved PUD.
- 9.8. - Reversion and extension.

ARTICLE 10. - NONCONFORMING STRUCTURES, LOTS AND USES

- 10.0. - Purpose.
- 10.1. - Nonconforming structure occupied by a conforming use.
- 10.2. - Nonconforming structures occupied by a nonconforming use.
- 10.3. - Conforming structures occupied by a nonconforming use.
- 10.4. - Nonconforming use of land.
- 10.5. - Nonconforming lot.

ARTICLE 11. - OFF-STREET PARKING AND LOADING SPACE

- 11.1. - General requirements.
- 11.2. - Off-Street Parking Space.
- 11.3. - Off-street loading space.

ARTICLE 12. - SIGNS[2]

- 12.0. - Purpose.
- 12.1. - Sign permits for on-premises signs.
- 12.2. - Amortization of legal nonconforming on-premises signs.
- 12.3. - Permitted signs.
- 12.4. - Dynamic Image Display Signs.

ARTICLE 13. - ADMINISTRATION AND ENFORCEMENT

- 13.1. - Organization.
- 13.2. - Department of Building and Zoning and the Zoning Administrator.
- 13.3. - Zoning Board of Appeals.
- 13.4. - Building permits/zoning certificates.

13.5. - Certificates of occupancy.

13.6. - Variances.

13.7. - Map amendments.

13.8. - Special uses.

13.9. - Fees.

13.10. - Penalties.

13.11. - Injunctive relief.

13.12. - Disclosure of beneficiaries of a trust.

13.13. - Protests by municipalities or property owners.

13.14. - Adult regulated uses.

ARTICLE 14. - RULES AND DEFINITIONS

14.0. - Purpose.

14.1. - Rules.

14.2. - Definitions.

Effective date: This ordinance shall be in effect immediately upon adoption.

Click Here for Link to Full Text: <<https://bit.ly/25-0036>>

Legislative History : 3/13/25 - Board of Commissioners - refer to the Zoning and Building Committee

[25-0037](#)

Sponsored by: TONI PRECKWINKLE (President), Cook County Board of Commissioners

PROPOSED ORDINANCE

BE IT ORDAINED, by the Cook County Board of Commissioners, that Chapter 118, Articles IV and V of the Cook County Code are hereby enacted as follows:

Article IV. - ALTERNATE WATER SOURCES FOR NONPOTABLE APPLICATIONS

Sec. 118-50. - General.

Sec. 118-51. - Inspection and testing.

Sec. 118-52. - Gray Water Systems.

Sec. 118-53. - Subsurface irrigation system zones.

Sec. 118-54. - Reclaimed (recycled) water systems.

Sec. 118-55. - On-site treated nonpotable water systems.

Article V. - NONPOTABLE RAINWATER CATCHMENT SYSTEMS

Sec. 118-56. - General.

Sec. 118-57. - Nonpotable rainwater catchment systems.

Sec. 118-58. - Design and installation.

Sec. 118-59. - Signs.

Sec. 118.60. - Inspection and Testing.

Effective date: This ordinance shall be in effect immediately upon adoption.

Click here for link to full text: <<https://bit.ly/25-0037>>

Legislative History : 3/13/25 - Board of Commissioners - refer to the Zoning and Building Committee

[25-0875](#)

Sponsored by: TONI PRECKWINKLE (President), Cook County Board of Commissioners

PROPOSED ORDINANCE AMENDMENT

COOK COUNTY ELECTRICAL CODE

BE IT ORDAINED, by the Cook County Board of Commissioners, that the Cook County Electrical Code is hereby amended as follows:

Chapter 1 General

Chapter 2 Wiring and Protection

Chapter 3 Wiring Methods and Materials

Chapter 4 Equipment for General Use

Chapter 5 Special Occupancies

Chapter 6 General Equipment

Chapter 7 Special Conditions

Chapter 8 Communications Systems

Chapter 9 Tables

Effective date: This ordinance shall be in effect immediately upon adoption

Click here for link to full text: <<https://bit.ly/25-0875>>

Legislative History : 3/13/25 - Board of Commissioners - refer to the Zoning and Building Committee

[25-1795](#)

Sponsored by: KEVIN B. MORRISON, Cook County Board of Commissioners

PROPOSED RESOLUTION

A RESOLUTION APPROVING THE ACCOUNTING OF ALL KNOWN OUTSTANDING LIABILITIES OF ELK GROVE FIRE RURAL FIRE PROTECTION DISTRICT AND TRANSFER OF ANY REMAINING MONIES TO THE VILLAGE OF MOUNT PROSPECT

WHEREAS, properties located within the former Elk Grove Rural Fire Protection District (hereinafter referred to as the "EGRFPD") no longer receive fire protection and emergency medical services from the EGRFPD with the EGRFPD dissolved on July 1, 2024, pursuant to 70 ILCS 705/15e; and

WHEREAS, since dissolution, the EGRFPD President and Board of Trustees have worked with the Mayor of the Village of Mount Prospect (the "Village") to close up the business affairs of EGRFPD and the President and the Mayor have completed their statutory duties and obligations and support the adoption of this Resolution; and

WHEREAS, pursuant to 70 ILCS 705/15e(c)(3), the dissolution process requires the submittal to, and approval by resolution adopted by the Cook County Board of Commissioners (the "County"), an

accounting showing that all known outstanding liabilities of the EGRPD have been paid and all title of the EGRFPD's known real and personal property has been conveyed to the Village; and

WHEREAS, such accounting is attached hereto as Exhibit A and has been reviewed by the County; and

WHEREAS, upon approval of the accounting described in 70 ILCS 705/15e(c)(3), the title of any remaining monies of the EGRFPD shall, by operation of law, transfer to the Village; and

WHEREAS, it is necessary to memorialize the County's approval of the accounting presented in Exhibit A;

NOW, THEREFORE, BE IT RESOLVED, by the Cook County Board of Commissioners, Cook County, Illinois, as follows:

SECTION 1: That the County, pursuant to 70 ILCS 705/15e, hereby approved the accounting presented in Exhibit A to this Resolution; and

SECTION 2: That any remaining monies of the Elk Grove Rural Fire Protection District be transferred to the Village of Mount Prospect, and that any bank or financial institution at which the EGRFPD holds an account is authorized, upon presentment of a certified copy of this Resolution, as approved, to transfer the fund in the EGRFPD's accounts to the Village; and

SECTION 3: As an adjunct to the closing up of the business affairs of the Elk Grove Rural Fire Protection District as provided in 70 ILCS 705/15e(b), any outstanding liabilities and/or claims, whether known or unknown, against the Elk Grove Rural Fire Protection District, shall become the responsibility of the Village of Mount Prospect upon the adoption of the Resolution, and any statutory and/or fiduciary duties and/or obligations of current or former officials and agents of the Elk Grove Rural Fire Protection District are terminated and held for naught upon the adoption of this Resolution; and

SECTION 4: That the County Clerk is hereby directed to forward three (3) certified copies of this Resolution to Karen Agoranos, Village Clerk, Village of Mount Prospect, 50 S. Emerson Street, Mount Prospect, Illinois 60056; and

SECTION 5: That this Resolution shall be in full force and effect from and after its passage and approval as provided by law.

Legislative History : 3/13/25 - Board of Commissioners - refer to the Zoning and Building Committee

Lynne M. Turner

Secretary

Chair: Aguilar

Vice-Chair: S. Morrison

Members: Committee of the Whole