



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

**9:30 AM**

**Wednesday, December 18, 2024**

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

**ATTENDANCE**

**Present:** Aguilar, Anaya, Britton, Daley, Lowry, Quezada, Scott, Stamps and Trevor (9)

**Absent:** S. Morrison (excused), Degnen, Gainer, Miller, Moore, Morita (excused) and  
K. Morrison (excused) (7)

**PUBLIC TESTIMONY**

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

No public speakers.

**25-0492**

**COMMITTEE MINUTES**

Approval of the minutes from the meeting of 10/23/2024.

**A motion was made by Commissioner Lowry, seconded by Commissioner Anaya, to approve 25-0492.  
The motion carried by the following vote:**

**Ayes:** Aguilar, Anaya, Britton, Daley, Lowry, Quezada, Scott, Stamps and Trevor (9)

**Absent:** S. Morrison, Degnen, Gainer, Miller, Moore, Morita and K. Morrison (7)

**25-0031**

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

**RECOMMENDATION OF THE ZONING BOARD OF APPEALS**

**Request:** Final Plan Approval for Map Amendment & Special Use, Planned Unit Development, MA-2401 & SU/PUD-2402 - Town of Leyden

**Township:** Leyden

**County District:** 16

**Property Address:**

2450 N. Mannheim Road, Franklin Park, IL 60103, Lot is 0.46 acres,  
2514 N. Mannheim Road, Franklin Park, IL 60103, Lot is 0.67 acres,  
2506 N. Mannheim Road, Franklin Park, IL 60103, Lot is 0.5 acres,  
2514 N. Mannheim Road, Franklin Park, IL 60103, Lot is 0.3 acres and  
2516 N. Mannheim Road, Franklin Park, IL 60103, Lot is 0.53 acres.

**Property Description:** The Subject Property consists of approximately 2.46 acres. Listed are the existing PINs as of December 19, 2024, as they will be reassigned into 2 PINS by the Cook County Clerk.

**Owner:** Town of Leyden, 2501 N. Mannheim Rd., Franklin Park, IL, 60131

**Agent/Attorney:** Rocco Biscaglio, Leyden Township Supervisor, Leyden Township, 2501 N. Mannheim Rd., Franklin Park, IL, 60131 and Frederick E. Agustin Esq., Law Offices of Samuel V.P. Banks 221 N. LaSalle Street, 38th Floor, Chicago, IL 60601.

**Current Zoning:** C-4 General Commercial District

**Intended use:** Applicants seek a Map Amendment to rezone the subject property from C-4 General Commercial District to R-8 General Residence District, with a companion SU for PUD, SU-2402.

Applicant seeks Special Use for a Planned Unit Development in R-8 general Residence District, if granted under a companion MA-2401, to build a higher density multi-story development with 80 units.

**Recommendation:** The Applications be Granted.

**Conditions:** None

**Objectors:** None

**History:**

Zoning Board Hearing: 07/10/2024 and 11/12/2024

Zoning Board Recommendation date: 09/04/2024 and 11/12/2024

County Board extension granted: N/A

**A motion was made by Commissioner Anaya, seconded by Commissioner Scott, to recommend for approval 25-0031. The motion carried by the following vote:**

**Ayes:** Aguilar, Anaya, Britton, Daley, Lowry, Quezada, Scott, Stamps and Trevor (9)

**Absent:** S. Morrison, Degnen, Gainer, Miller, Moore, Morita and K. Morrison (7)

**ADJOURNMENT**

**A motion was made by Commissioner Anaya, seconded by Commissioner Scott, to adjourn the meeting. The motion carried by the following vote:**

**Ayes:** Aguilar, Anaya, Britton, Daley, Lowry, Quezada, Scott, Stamps and Trevor (9)

**Absent:** S. Morrison, Degnen, Gainer, Miller, Moore, Morita and K. Morrison (7)

Respectfully submitted,



Chairman



Secretary

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