



**Board of Commissioners of Cook County**

**Zoning and Building Committee**

**Wednesday, July 23, 2025**

**9:30 AM**

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

**Issued on: 7/16/2025**

**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.

[25-3411](#)

**COMMITTEE MINUTES**

Approval of the minutes from the meeting of 06/11/2025.

[25-3193](#)

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

**RECOMMENDATION OF THE ZONING BOARD OF APPEALS**

Request: Variation V 25-0017

Township: Barrington

County District: 15

Property Address: 1011 Prairie Avenue, Barrington, IL. 60010

Property Description: The Subject Property is .40 acre located in Section 01

Owner: Dan Beniek, 26303 W Merton Road, Barrington, IL 60010

Agent/Attorney: Skycrest Homes LLC, 26303 W Merton Road, Barrington, IL 60010

Current Zoning: R-5 Single Family Residence Districts

Intended use: (1) reduce the lot area from the minimum required 40,000 square feet to an existing 17,602, and (2) reduce the lot width from the minimum required 150 feet to an existing 95 feet. The variance is required to construct a new single-family residence on a septic system.

Recommendation: ZBA Recommendation is that the application be granted

Conditions: None

Objectors: Emil & Arlene Novy, 1009 Prairie Ave., Barrington, IL 60010

History:

Zoning Board Hearing: 06/04/2025

Zoning Board Recommendation date: 06/04/2025

County Board extension granted: N/A

[25-3194](#)

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

**RECOMMENDATION OF THE ZONING BOARD OF APPEALS**

Request: Variation VA-25-0020

Township: Rich

County District: 5

Property Address: 3558 198th Street, Flossmoor, IL. 60422

Property Description: The Subject Property is located in Section 11

Owner: Atoine Yazgi,, 1751 Princeton Road, Flossmoor, IL 60422

Agent/Attorney: N/A

Current Zoning: R-3 Single Family Residence District

Intended use: Applicant seeks a variance to increase the height of the accessory structures from the maximum allowed 15 feet to 18 feet to construct two (2) pole barns.

Recommendation: ZBA Recommendation to grant the application with conditions

Conditions: 1) No businesses to be allowed within the subject property and 2) The home must be rehabilitated and occupied within a year.

Objectors: Joel Mach, 3557 198th Street, Flossmoor, IL and John Hertel, 3551 198th Street, Flossmoor, IL

History:

Zoning Board Hearing: 06/04/2025

Zoning Board Recommendation date: 06/04/2025

County Board extension granted: N/A

*Lynne M. Turner*

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Secretary

Chair: Aguilar

Vice-Chair: S. Morrison

Members: Committee of the Whole