



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

**9:30 AM**

**Wednesday, July 23, 2025**

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

**ATTENDANCE**

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

**Absent:** Miller (1)

**Excused Absence:** Morita (1)

**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

**25-3411**

**COMMITTEE MINUTES**

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

**A motion was made by Commissioner Britton, seconded by Commissioner Scott, to approve 25-3411. The motion carried by the following vote:**

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

**Absent:** Miller and Morita (2)

**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

**A motion was made by Vice Chairman S. Morrison, seconded by Commissioner Lowry, to recommend for approval 25-3193. The motion carried by the following vote:**

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

**Absent:** Miller and Morita (2)

**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

**A motion was made by Commissioner McCaskill, seconded by Commissioner Vásquez, to recommend for approval 25-3194. The motion carried by the following vote:**

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

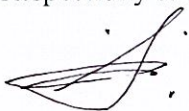
**Absent:** Miller and Morita (2)

## ADJOURNMENT

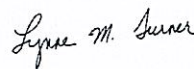
A motion was made by Commissioner Britton, seconded by Commissioner Scott, to adjourn the meeting. The motion carried by the following vote:

**Ayes:** Aguilar, S. Morrison, Anaya, Britton, Daley, Degnen, Gainer, Lowry, McCaskill, Moore, K. Morrison, Scott, Stamps, Trevor and Vásquez (15)  
**Absent:** Miller and Morita (2)

Respectfully submitted,



Chairman



Secretary

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