



Board of Commissioners of Cook County

Zoning and Building Committee

Wednesday, March 11, 2026

9:30 AM

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

Issued: 3-5-2026

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 Collaborative Room 2, Chicago, IL. Persons authorized to provide public testimony are encouraged to speak to an item that is germane to the meeting and shall not use vulgar, abusive, discriminatory, profane, or otherwise inappropriate language when addressing the Board; failure to act appropriately, 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.

26-0971

COMMITTEE MINUTES

Approval of the minutes from the meeting of 02/04/2026.

26-0734

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

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Special Use for Unique Use SU 25-0002

Township: Leyden

County District: 16

Property Address: 11223-11225 W. Grand Avenue, Northlake Illinois 60164

Property Description: Subject Property is on the southwest corner of west Grand Avenue and Marion Avenue, Section 30 in unincorporated Franklin Park, IL

Owner: 2nd Gen Properties LLC., Jamie Dejuris, 7949 W. 79th Street, Bridgeview, IL 60455

Agent/Attorney: Frederick E. Agustin, Law Offices of Samuel V.P. Banks, 221 N. LaSalle Street, 38th Floor, Chicago, IL 60601

Current Zoning: I-1 Restrictive Industrial District

Intended use: Applicant seeks to operate a drive-thru restaurant and fast-food business.

Recommendation: ZBA Recommendation that the application be granted..

Conditions: None

Objectors: Steve Perkins, 2831 Marion Avenue, Northlake, IL,
Gene Cruz, 11221 W. Grand Avenue, Northlake, Illinois

History:

Zoning Board Hearing: 10/15/2025, 11/05/2025

Zoning Board Recommendation date: 01/21/2026

County Board extension granted: N/A

26-0735

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

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variance V 25-0056

Township: Palatine

County District: 14

Property Address: 690 Echo Lane, Palatine, IL. 60067

Property Description: The Subject Property is 1.6 acres located in Section 10.

Owner: Daniel and Patrycja Kulikowski, 2032 Plainfield Dr., Des Plaines, IL 60018

Agent/Attorney: Same as above

Current Zoning: R-4 Single Family Residence District

Intended use: Applicant seeks a variance to reduce the lot width from the minimum required 150 feet to an existing 100 feet to construct a new single-family residence on well & septic.

Recommendation: ZBA Recommendation that the application be granted.

Conditions: None

Objectors: Teresa Gerber, 710 Echo Lane, Northbrook, IL., 60062

History:

Zoning Board Hearing: 01/21/2026

Zoning Board Recommendation date: 01/21/2026

County Board extension granted: N/A

Lynne M. Turner

Secretary

Chair: Aguilar

Vice-Chair: S. Morrison

Members: Committee of the Whole