



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

9:30 AM

Wednesday, March 11, 2026

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

ATTENDANCE

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

Absent: Moore (1)

Excused Absences:K. Morrison (1)

A motion was made by Vice Chairman S. Morrison, seconded by Commissioner Trevor, to allow for remote participation in meeting. The motion carried by the following vote:

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

Absent: Moore (1)

Excused Absences:K. Morrison (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

26-0971

COMMITTEE MINUTES

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

A motion was made by Vice Chairman S. Morrison, seconded by Commissioner Britton, to approve 26-0971. The motion carried by the following vote:

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

Absent: Moore (1)

Excused Absences:K. Morrison (1)

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 Dejuras, 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

A motion was made by Vice Chairman S. Morrison, seconded by Commissioner Scott, to recommend for approval 26-0734. The motion carried by the following vote:

Ayes: Aguilar, S. Morrison, Anaya, Britton, Daley, Degnen, Gainer, Lowry, McCaskill, Miller, Morita, Scott, Stamps, and Trevor (14)

Absent: Moore, and Vásquez (2)

Excused Absences: K. Morrison (1)

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

A motion was made by Vice Chairman S. Morrison, seconded by Commissioner McCaskill, to recommend for approval 26-0735. The motion carried by the following vote:

Ayes: Aguilar, S. Morrison, Anaya, Britton, Daley, Degnen, Gainer, Lowry, McCaskill, Miller, Morita, Scott, Stamps, and Trevor (14)
Absent: Moore, and Vásquez (2)
Excused Absences: K. Morrison (1)

ADJOURNMENT

A motion was made by Vice Chairman S. Morrison, 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, Miller, Morita, Scott, Stamps, Trevor and Vásquez (15)
Absent: Moore (1)
Excused Absences: K. Morrison (1)

Respectfully submitted,



Chairman



Secretary

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