



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

Wednesday, September 22, 2021

9:30 AM

Virtual Meeting

ATTENDANCE

Present: Silvestri, Britton, Aguilar, Anaya, Arroyo, Daley, Deer, Degnen, Gainer, Johnson, Lowry, Miller, Moore, K. Morrison, S. Morrison, Sims and Suffredin (17)

PUBLIC TESTIMONY

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

No Public Speakers

[21-5284](#)

COMMITTEE MINUTES

Approval of the minutes from the meeting of 7/28/2021

A motion was made by Vice Chairman Britton, seconded by Commissioner Miller, to approve 21-5284. The motion carried by the following vote:

Ayes: Silvestri, Britton, Aguilar, Anaya, Arroyo, Daley, Deer, Degnen, Gainer, Johnson, Lowry, Miller, Moore, K. Morrison, S. Morrison, Sims and Suffredin (17)

[21-4495](#)

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

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Map Amendment MA 2101 Special Use SU 2102

Township: Maine

County District: 9

Property Address: 9660 Golf Road, Des Plaines, Illinois, 60016

Property Description: The Subject Property consists of approximately 1 acre, 41,916 square feet of total land area and is located on the northwest corner of Golf Road and Reding Circle.

Owner: 1031 Barrington Inc., c/o Emmanuel Joseph, 2150 Southgate Road, Northfield, Illinois. 60093

Agent/Attorney: 294 Inc., c/o Ann Joseph, 9660 Golf Road, Des Plaines, Illinois, 60016

Current Zoning: C-1 General Commercial District

Intended use:

1) The applicant is requesting a Map Amendment to rezone the subject property from a C-1 Restricted Business District to a C-4 General Commercial District in order to operate a convenience store with a liquor license ~~and video gaming machine~~ within the existing gasoline station/convenience store and a companion Special Use (SU 2102) for a proposed drive-thru facility for the existing convenience store, in Section 9 of Maine Township.

2) The applicant is seeking a Special Use for Unique Use, if the companion Map Amendment (MA 2101) is granted, to allow for a proposed drive-thru facility for the existing convenience store, in Section 9 of Maine Township

Recommendation: ZBA Recommendation is of approval with an amendment.

Conditions: Conditions or None

Objectors: Law Offices of Gimbel, 120 South Riverside Plaza, Suite 1675, Chicago, Illinois 60606

History:

Zoning Board Hearing: 06/02/2021

Zoning Board Recommendation date: 08/04/2021

County Board extension granted: N/A

A motion was made by Vice Chairman Britton, seconded by Commissioner S. Morrison, to recommend for approval 21-4495. The motion carried by the following vote:

Ayes: Silvestri, Britton, Aguilar, Anaya, Arroyo, Daley, Deer, Degnen, Gainer, Johnson, Lowry, Miller, Moore, K. Morrison, S. Morrison, Sims and Suffredin (17)

[21-4596](#)

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

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V 21-35

Township: Lyons

County District: 17

Property Address: 5910 S. Brainard Avenue, LaGrange Highlands, IL. 60525

Property Description: The Subject Property is 0.239 acres located off of Brainard Avenue in between 59th Street and Lincoln Lane..

Owner: Paul & Ashlee Winkler, 5910 S. Brainard Avenue, LaGrange Highlands, IL. 60525

Agent/Attorney: None

Current Zoning: R-4 Single Family Residence District

Intended use: Applicant seeks a to reduce the lot area from the minimum required 20,000 square feet to an existing 10,411 square feet and (2) reduce the lot width from the minimum required 100 feet to an existing 89.9 feet for an after the fact fence replacement.

Recommendation: ZBA Recommendation that the above application be granted.

Conditions: None

Objectors: Thomas Haskill, 814 Lincoln Lane, LaGrange Highlands, IL 60525

History:

Zoning Board Hearing: 08/04/2021

Zoning Board Recommendation date: 08/04/2021

County Board extension granted: N/A

A motion was made by Vice Chairman Britton, seconded by Commissioner S. Morrison, to

recommend for approval 21-4596. The motion carried by the following vote:

Ayes: Silvestri, Britton, Aguilar, Anaya, Arroyo, Daley, Deer, Degnen, Gainer, Johnson,
Lowry, Miller, Moore, K. Morrison, S. Morrison, Sims and Suffredin (17)

ADJOURNMENT

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

Ayes: Silvestri, Britton, Aguilar, Anaya, Arroyo, Daley, Deer, Degnen, Gainer, Johnson,
Lowry, Miller, Moore, K. Morrison, S. Morrison, Sims and Suffredin (17)

Respectfully submitted,



Chairman

Lynne Turner

Interim Secretary

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