



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

9:30 AM

Wednesday, October 22, 2025

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

ATTENDANCE

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

Absent: McCaskill (1)

Excused Absence: K. Morrison (1)

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

Ayes: Aguilar, S. Morrison, Anaya, Britton, Daley, Gainer, Lowry, Miller, Moore, Stamps, Trevor and Vásquez (12)

Absent: Degnen, McCaskill, Morita, and Scott (4)

Excused Absence: 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 - Chicago

2. Zoe Leigh - Chicago

25-4087

COMMITTEE MINUTES

Approval of the minutes from the meeting of 09/17/2025.

A motion was made by Vice Chairman Morrison, seconded by Commissioner Anaya, to approve 25-4087. The motion carried by the following vote:

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

Absent: McCaskill (1)

Excused Absence: K. Morrison (1)

24-3852

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

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: MA/PUD-2303 Map Amendment and Planned Unit Development

Township: Hanover

County District: 15th

Property Address: 31W222 West Bartlett Road, Bartlett, IL. 60103

Property Description: The subject property consists of two contiguous parcels, which generally comprise the northeast corner of Barlette Road and Tameling Court. The site has approximately 512 feet of frontage on the north side of West Bartlette Road by 415 feet of depth-frontage on the east side of Tameling Court.

Owner: Superior Real Estate Holdings LLC., 700 North Rohlwing Holdings, LLC., Itasca, IL. 60143

Agent/Attorney: Superior Overnight Services, INC., 31 W222 West Bartlett Road, Bartlett, IL. 60103; Nicholas Ftikas Esq., Law Offices of Sam Banks, 221 N. LaSalle St., 38th Floor, Chicago, IL 60601

Current Zoning: I-2 General Industrial District

Intended use: The applicant is requesting to rezone the subject property from I-2 to I-4 Motor Freight District to permit the operation of a motor freight/truck terminal (cartage facility), and a Planned Unit Development (PUD) as the property is designated as an Environmentally Sensitive Area.

Recommendation: ZBA Recommendation of Approval with 6 Conditions:

Conditions: The Conditions are as follows:

1. Remove active Real Estate Listings for the Subject Property.
2. No engine maintenance or fueling on the Subject Property.
3. No warehousing of products or boxes on the Subject Property.
4. Owner/Applicant will maintain 100% of the cost of Tameling Court.
5. Agree to maintain the business at 31W222 W. Bartlett Road, Bartlett, Illinois for a minimum of 10 years.
6. Widening Tameling Court 5 feet to Bartlett Road to the end accommodate truck traffic.

Objectors:

- 1.Village of Bartlett - Objection, The Village of Bartlett, 228 Main Street, Bartlett, IL 60103
- 2.William Curran, JR. Objector, 8N450 Tameling Court, #3, Bartlett, IL 60103
- 3.Robert Thiele, Objector, 8N470 Tameling Court, Bartlett, IL 60103
- 4.Stephan King, Objector, 470 Tameling Court, Bartlett, IL 60103
- 5.Kurt Belinski, Objector, Global Track, 1116 Fieldstone Lane, Bartlette, IL. and 300 W Bartlett Road, Bartlett, IL 60103

History:

Zoning Board Hearing: 12/6/2023, 4/3/2024 and 05/22/2024

Zoning Board Recommendation date: 07/10/2024

County Board extension granted: N/A

A motion was made by Vice Chairman S. Morrison, seconded by Commissioner Britton, to recommend for receiving and filing 24-3852. The motion carried by the following vote:

Ayes: Aguilar, S. Morrison, Anaya, Britton, Daley, Degnen, Lowry, Miller, Moore, Stamps, Trevor and Vásquez (12)

Absent: Gainer, McCaskill, Morita, and Scott (4)

Excused Absence: K. Morrison (1)

25-3532

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

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Special Use Unique Use 25-0001

Township: Northfield

County District: 14

Property Address: 600 Waukegan Road, Northbrook, Illinois 60062.

Property Description: The Subject Property consists of 278,542 square feet located generally at the intersection of the Edens Spur (Toll road) and Illinois Route 43, in Section 4.

Owner: Northbrook Materials, LLC, 600 Waukegan Road, Northbrook, Illinois 60062

Agent/Attorney: Barry Ash Esq., Ash, Anos, Freedman & Logan, LLC, 95 Revere Drive, Unit G, Northbrook, Illinois 60062

Current Zoning: I-1 Restricted Industrial District

Intended use: Special Use/Unique Use to operate a concrete and asphalt recycling facility that includes outdoor storage of uncontained bulk materials, salvage materials, and waste, and a waste transfer facility.

Recommendation: ZBA Recommendation that it be granted.

Conditions: None

Objectors: Angelo Tzivas, Esq, Chicago, Illinois.

History:

Zoning Board Hearing: 6/25/2025

Zoning Board Recommendation date: 8/6/2025

County Board extension granted: N/A

A motion was made by Vice Chairman S. Morrison, seconded by Commissioner Britton, to recommend for approval 25-3532. The motion carried by the following vote:

Ayes: Aguilar, S. Morrison, Anaya, Britton, Daley, Degnen, Lowry, Miller, Moore, Stamps, Trevor and Vásquez (12)

Absent: Gainer, McCaskill, Morita, and Scott (4)

Excused Absence: K. Morrison (1)

25-3922

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

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Special Use SU 24-007 - Mike Terreault

Township: Orland

County District: 17

Property Address: 17000 Wolf Road, Orland Park, IL 60467

Property Description: The subject property is 5.95 acres located between the east side of Wolf Road and the westerly right of way line of the Wabash Railroad Company at 171st Street.

Owner: Mike Terreault, PO Box 441, Barrington, IL 60011

Agent/Attorney: Dwight Welch, 9501 140th Court., Orland Park, IL 60467

Current Zoning: C-4 General Commercial District

Intended use: Applicant seeks Special Use for a Planned Unit Development for an automobile holding facility for the repossessed vehicles for shipments to dealers and resellers on the property in a flood way section.

Recommendation: No ZBA recommendation

Conditions: None

Objectors: Please see ZBA for objectors listing.

History:

Zoning Board Hearing: 3/5/2025

Zoning Board Recommendation date: N/A

County Board extension granted: N/A

A motion was made by Vice Chairman S. Morrison, seconded by Commissioner Britton, to recommend for receiving and filing 25-3922. The motion carried by the following vote:

Ayes: Aguilar, S. Morrison, Anaya, Britton, Daley, Degnen, Lowry, Miller, Moore, Stamps, Trevor and Vásquez (12)

Absent: Gainer, McCaskill, Morita, and Scott (4)

Excused Absence: K. Morrison (1)

25-3982

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

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation VA-25-0043

Township: Lyons

County District: 17

Property Address: 5755 Sunset Avenue, LaGrange Highlands, IL. 60525

Property Description: The Subject Property is .41 acre located on the northeast corner of Sunset Avenue and west 58th Street in Section 17.

Owner: 5755 Sunset LLC, Jesse Rosales, 700 Commerce Dr, Suite 500, Oak Brook, IL 60523

Agent/Attorney: 5755 Sunset LLC, Jesse Rosales, 700 Commerce Dr, Suite 500, Oak Brook, IL 60523

Current Zoning: R-4 Single Family Residence District

Intended use: Applicant seeks a variance to; (1) reduce the lot area from the minimum required 20,000 square feet to an existing 17,704 square feet; (2) reduce the front yard setback from the minimum required 34.4 feet (20% of lot dept) to an existing 18.2 feet, and (3) reduce the corner side yard setback from the minimum required 25 feet to an existing 19.1 feet to construct a garage and living room addition to an existing single-family residence.

Recommendation: ZBA Recommendation that application be granted.

Conditions: None

Objectors: Jessica Connor, 5800 Sunset Avenue, LaGrange Highlands, IL 60525

History:

Zoning Board Hearing: 10/1/2025

Zoning Board Recommendation date: 10/1/2025

County Board extension granted: N/A

A motion was made by Vice Chairman S. Morrison, seconded by Commissioner Britton, to recommend for approval 25-3982. The motion carried by the following vote:

Ayes: Aguilar, S. Morrison, Anaya, Britton, Daley, Degnen, Lowry, Miller, Moore, Stamps, Trevor and Vásquez (12)

Absent: Gainer, McCaskill, Morita, and Scott (4)

Excused Absence: K. Morrison (1)

ADJOURNMENT

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

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

Absent: McCaskill (1)

Excused Absence: K. Morrison (1)

Respectfully submitted,



Chairman



Secretary

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

