



Board of Commissioners of Cook County

Zoning and Building Committee

Wednesday, December 17, 2025

9:30 AM

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

Issued on: 12/11/2025

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 Conference Room F, Chicago, IL. Persons authorized to provide public testimony shall not use vulgar, abusive, or otherwise inappropriate language when addressing the Board; failure to act appropriately; failure to speak to an item that is germane to the meeting, 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.

26-0415

COMMITTEE MINUTES

Approval of the minutes from the meeting of 10/22/2025.

[25-4453](#)

Sponsored by: TONI PRECKWINKLE (President), Cook County Board of Commissioners

PROPOSED ORDINANCE AMENDMENT

FEMA ORDINANCE AMENDMENT

WHEREAS, this amendment to Chapter 106 Floodplains of the Cook County Code of Ordinances to adopt the most recent Flood Insurance Study (FIS) and the Flood Insurance Rate Maps (FIRM) issued by FEMA, effective January 23, 2026, ensuring Cook County's continued eligibility or participation in the National Flood Insurance Program (NFIP). Also, this amendment to Chapter 122 Subdivision Control to align with the revisions in Chapter 106 and remove responsibilities from the Superintendent of Highways and give them to the Department of Building and Zoning. The proposed amendment preserves community eligibility for federal flood insurance, mitigation grants, and disaster assistance, and;

WHEREAS, FEMA periodically updates Flood Insurance Studies and Flood Insurance Rate Maps to reflect new hydrologic, hydraulic, and topographic data. The revised FIS and FIRMs for Cook County and Incorporated areas will become effective on January 23, 2026. To remain in compliance with 44 CFR 60.3 Cook County must adopt the new FIS and FIRMS before the effective date, and;

WHEREAS, there is no fiscal impact associated with this amendment. Adoption of the updated FEMA floodplain mapping is a regulatory requirement for NFIP compliance and does not involve new county expenditures, and;

WHEREAS, the Building and Zoning department recommends that the Cook County Board of Commissioners approve the proposed amendment to Chapters 106 and 122 of the Cook County Code of Ordinances, adopting the Flood Insurance Study and Flood Insurance Rate Maps for Cook County, Illinois, and incorporated areas effective January 23, 2026, as issued by FEMA.

NOW, THEREFORE, BE IT ORDAINED, by the Cook County Board of Commissioners, that Chapter 106 Floodplains, of the Cook County Code is hereby amended as Follows:

Chapter 106 -FLOODPLAINS

Sec. 106-2. Definitions.

Sec. 106-4. Duties of the enforcement officials.

Sec. 106-5. Base flood elevation.

Sec. 106-6. Occupation and use of flood fringe areas.

Sec. 106-7. Occupation and use of designated floodways.

Sec. 106-8. Occupation and use of special flood hazard areas (SFHA) where floodways are not identified

Sec. 106-9. Permitting requirements applicable to all floodplain areas.

Sec. 106-10. Other development requirements.

BE IT FURTHER ORDAINED, by the Cook County Board of Commissioners, that Chapter 122 Subdivision Control, of the Cook County Code is hereby amended as Follows:

Chapter 122 - SUBDIVISION CONTROL

Sec. 122-2. - Purpose

Sec. 122-3. - Definitions

Sec. 122-7. Administration and enforcement

Sec. 122-8. Procedure and general requirements for subdivision plats.

Sec. 122-10. Final subdivision record plats.

Sec. 122-11. Field inspection.

Effective date: This ordinance shall be in effect immediately upon adoption.

Click here for link to full text: [<https://bit.ly/25-4453FullText>](https://bit.ly/25-4453FullText)

Legislative History : 11/20/25 - Board of Commissioners - refer to the Zoning and Building Committee

Lynne M. Turner

Secretary

Chair: Aguilar

Vice-Chair: S. Morrison

Members: Committee of the Whole