



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

9:30 AM

Wednesday, December 17, 2025

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

ATTENDANCE

Present: Aguilar, S. Morrison, Anaya, Britton, Daley, Degnen, Gainer, Lowry, McCaskill, Scott, Stamps, Trevor and Vásquez (13)

Absent: Miller, Moore, Morita and K. Morrison (4)

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

Ayes: Aguilar, S. Morrison, Anaya, Daley, Degnen, Gainer, Lowry, McCaskill, Scott, Stamps, Trevor and Vásquez (12)

Absent: Britton, Miller, Moore, Morita and K. Morrison (5)

PUBLIC TESTIMONY

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

1. Zoe Leigh-Chicago Flips Red
2. Alena Kriley- Riverside, IL
3. John McKeogh-Chicago, IL
4. Edward Engels-Chicago, IL
5. Latonia Walker-Chicago, IL
6. George Taylor- DuPage County
7. Jackie Sample-Chicago, IL
8. Jessica Jackson-Chicago, IL
9. George Blakemore- Chicago, IL
10. Ray Roundtree- Chicago, IL
11. Dennis White- Chicago, IL

26-0415

COMMITTEE MINUTES

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

A motion was made by Vice Chairman Morrison, seconded by Commissioner Britton, to approve 26-0415. The motion carried by the following vote:

Ayes: Aguilar, S. Morrison, Anaya, Britton, Daley, Degnen, Gainer, Lowry, McCaskill, Scott, Stamps, Trevor and Vásquez (13)

Absent: Miller, Moore, Morita and K. Morrison (4)

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>

A motion was made by Vice Chairman S. Morrison, seconded by Commissioner Scott, to recommend for approval 25-4453. The motion carried by the following vote:

Ayes: Aguilar, S. Morrison, Anaya, Britton, Daley, Degnen, Gainer, McCaskill, Scott, Trevor and Vásquez (11)

Absent: Lowry, Miller, Moore, Morita, K. Morrison and Stamps (6)

ADJOURNMENT

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

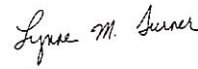
Ayes: Aguilar, S. Morrison, Anaya, Britton, Daley, Degnen, Gainer, Lowry, McCaskill, Scott, Stamps, Trevor and Vásquez (13)

Absent: Miller, Moore, Morita and K. Morrison (4)

Respectfully submitted,



Chairman



Secretary

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