



Board of Commissioners of Cook County

Zoning and Building Committee

Wednesday, July 15, 2026

9:30 AM

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

Issued on: 07/08/2026

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

26-1951

COMMITTEE MINUTES

Approval of the minutes from the meeting of 06/10/2026.

26-1820

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

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Map Amendment MA 26-0001 Marcella Welch

Township: Rich

County District: 6

Property Address: 20120 S. Crawford Avenue, Matteson, Illinois 60443

Property Description: The subject property is .95 acres, where the existing single-family residence consisting of two adjacent lots and is currently approximately 2,841 square feet located at the northwest corner of Crawford Avenue and Blackstone Avenue in unincorporated Cook County.

Owner: Marcella Welch, 20120 S. Crawford Avenue, Matteson, Illinois 60443s

Agent/Attorney: Tim Sprague Esq., 5130 S Archer Avenue, Chicago, Illinois 60632

Current Zoning: R-4 Single Family Residence District

Intended use: Applicant seeks a Map Amendment to rezone the subject property consisting of two parcels, from C-4 General Commercial District to R-4 Single Family Residence District. The Map Amendment is required to bring the existing single-family home into compliance with the current Zoning Ordinance.

Recommendation: ZBA Recommendation is that the application be granted.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 6/17/2026

Zoning Board Recommendation date: 7/1/2026

County Board extension granted: N/A

26-1829

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

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V 26-0012 Nicolas Ron

Township: Rich

County District: 5

Property Address: 3449 W. 192nd Street, Homewood, IL. 60430

Property Description: The Subject Property is 0.94 acres located on the south side of 192nd Street approximately 600 feet east of Central Park Avenue in Section 11.

Owner: Nicolas Ron, 3449 W. 192nd Street, Homewood, IL. 60430

Agent/Attorney: None

Current Zoning: R-3 Single Family Residence District

Intended use: Applicant seeks a variance to reduce the width from the minimum required 150 feet to an existing 100 feet in order to construct a single-family residence on a septic system.

Recommendation: ZBA Recommendation that the application be granted

Conditions: None

Objectors: Carrie Brown, 3510 & 3522 192nd Street, Homewood IL 60430

History:

Zoning Board Hearing: 5/6/2026, 6/17/2026 and 7/1/2026

Zoning Board Recommendation date: 7/1/2026

County Board extension granted: N/A

26-1831

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

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation VA 26-0015 Sergio Media

Township: Bloom

County District: 5

Property Address: 20507 Dutra Avenue, Chicago Heights, IL. 60411

Property Description: The Subject Property is 1.79 acres located in Section 18

Owner: Sergio Medina, 20507 Dutra Avenue, Chicago Heights, IL. 60411

Agent/Attorney: Jaime Gascon, 6 N Western Ave., Chicago, IL 60612

Current Zoning: R-4 Single Family Residence District

Intended use: Applicant seeks a variance to reduce the distance between the principal structure (single-family residence) and accessory structure (garage) from the minimum required 10 feet to 5.8 feet to construct a covered patio.

Recommendation: ZBA Recommendation is that the application be granted

Conditions: Adding a 5' X5' area of fire protection on the patio where the fireplace/grill is located

Objectors: Chris Rizzi, 884 8th Street, Chicago, Heights, IL 60411

History:

Zoning Board Hearing: 6/17/2026

Zoning Board Recommendation date: 6/17/2026

County Board extension granted: N/A

Lynne M. Turner

Secretary

Chair: Aguilar

Vice-Chair: S. Morrison

Members: Committee of the Whole