



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

9:30 AM

Wednesday, July 15, 2026

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

ATTENDANCE

Present: Aguilar, Anaya, Daley, Degnen, Lowry, McCaskill, Miller, Morita, K. Morrison, Scott,
Trevor and Vásquez (12)

Absent: Britton (1)

Excused Absence: S. Morrison, Gainer, Moore and Stamps (4)

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, IL.

26-1951

COMMITTEE MINUTES

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

A motion was made by Commissioner Lowry, seconded by Commissioner Miller, to approve 26-1951. The motion carried by the following vote:

Ayes: Aguilar, Anaya, Daley, Degnen, Lowry, McCaskill, Miller, Morita, K. Morrison, Scott,
Trevor and Vásquez (12)

Absent: Britton (1)

Excused Absence: S. Morrison, Gainer, Moore and Stamps (4)

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

A motion was made by Commissioner Miller, seconded by Commissioner McCaskill, to recommend for approval 26-1820. The motion carried by the following vote:

Ayes: Aguilar, Anaya, Daley, Degnen, Lowry, McCaskill, Miller, Morita, K. Morrison, Scott, Trevor and Vásquez (12)

Absent: Britton (1)

Excused Absence: S. Morrison, Gainer, Moore and Stamps (4)

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

A motion was made by Commissioner McCaskill, seconded by Commissioner Miller, to recommend for approval 26-1829. The motion carried by the following vote:

Ayes: Aguilar, Anaya, Daley, Degnen, Lowry, McCaskill, Miller, Morita, K. Morrison, Scott, Trevor and Vásquez (12)

Absent: Britton (1)

Excused Absence: S. Morrison, Gainer, Moore and Stamps (4)

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

A motion was made by Commissioner McCaskill, seconded by Commissioner Miller, to recommend for approval 26-1831. The motion carried by the following vote:

Ayes: Aguilar, Anaya, Daley, Degnen, Lowry, McCaskill, Miller, Morita, K. Morrison, Scott, Trevor and Vásquez (12)

Absent: Britton (1)

Excused Absence: S. Morrison, Gainer, Moore and Stamps (4)

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, Anaya, Daley, Degnen, Lowry, McCaskill, Miller, Morita, K. Morrison, Scott, Trevor and Vásquez (12)

Absent: Britton (1)

Excused Absence: S. Morrison, Gainer, Moore and Stamps (4)

Respectfully submitted,



Chairman



Secretary

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