



Board of Commissioners of Cook County

Zoning and Building Committee

Wednesday, April 6, 2022

9:30 AM

**Cook County Building, Board Room,
118 North Clark Street, Chicago, Illinois
(Board Room Closed to Public -
Meeting Virtual for Public)**

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 virtual public speaker shall only be granted to those individuals who have submitted in writing, their name, email address, phone number, subject matter, and organization (if any) to the Secretary 24 hours in advance of the meeting. Duly authorized virtual public speakers shall 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 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.

[22-2673](#)

COMMITTEE MINUTES

Approval of the minutes from the meeting of 2/9/2022

[22-1901](#)

Presented by: TIMOTHY P. BLEUHER, Commissioner, Department of Building and Zoning

PROPOSED MISCELLANEOUS ITEM OF BUSINESS

Department: Building and Zoning

Summary: The Cook County Department of Building and Zoning has received a request for a plat of subdivision of property that lies in the unincorporated Hanover Township within the 15th County commissioner District. The subdivision, titled “Elgin Church of Nazarene Resubdivision” is located at 12N171 Berner Drive and approximately 4.54 acres zoned R-3 Single Family Residence District to be subdivided into two (2) parcels. The property a single family residence (lot 1) and a Church building (Lot 2). Each has their own access from the Berner Drive and each with their independent well and septic systems.

The Lot 1 with the Single Family Home has a lot area of 45,745 sq. ft. and a lot width of 119.32 ft. The Lot 2 with the Church property will have a lot area of 152,011 sq. ft. and lot width of 497 ft. and each will conform to the underlying zoning of R-3 Single Family Residence District.

The Department of Public health and Hanover Township Road District have both reviewed the subdivision and have provided their approvals. These letters are attached to this request.

In capacity as the Commissioner of Building and Zoning the plat of subdivision is found to be in conformance with the Cook County Subdivision Manual passed on 4/18/1961 (Res No. 01-R-673, 116-2001), it is recommended that this plat of subdivision be approved by the Cook County Board of Commissioners,

“Elgin Church of Nazarene Resubdivision: Lot 14 in Berner Estates, being a Subdivision of part of the west half of section 8, Township 41 North, Range 9, East of the third Principal Meridian, according to the Plat thereof recorded February 7, 1958 as Document 17129065, in Cook County, Illinois.”

Legislative History: 3/17/2022 Board of Commissioners refer to the Zoning and Building Committee

Lynne M. Turner

Secretary

Chairman: Silvestri
Vice-Chairman: Britton
Members: Committee of the Whole