



Board of Commissioners of Cook County

Zoning and Building Committee

Wednesday, January 24, 2024

9:30 AM

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

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 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 C, 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.

[24-1074](#)

COMMITTEE MINUTES

Approval of the minutes from the meeting of 11/15/2023

[24-0892](#)

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

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Special Use SU-2303

Township: Northfield

County District: 14

Property Address: 3600 Techny Road, Northbrook, Illinois

Property Description: The Subject Property is approximately 1.61 acres located on the north side of Techny Road between Sanders Road on the West and Landwehr Road on the East in Northfield Township in Unincorporated Cook County

Owner: Avalon Equities Techny, LLC., Carlo Santucci 3315 Algonquin Road, Rolling Meadows, IL.

Agent/Attorney: J. Thomas Witek, Esq., Witek Law Offices, 3315 Algonquin Road, Rolling Meadows, IL

Current Zoning: R-6 General Residence District

Intended use: Application seeks a Special Use to operate a commercial, private indoor recreational facility.

Recommendation: ZBA Recommendation that the application be granted.

Conditions: None

Objectors: Sandy Schneider and Howard Fine, neighbor, Marietta Parenti, 3711 Provenance Way, Northbrook, IL., Jenny and Zach Dombrowski, neighbor, Debbie and Steve Galo, neighbor, Joohee Kim, 1904 Deep Crest Lane, Northbrook, IL., Joe Novak, neighbor, Alan Ehrenberg, 1902 Deer Crest Lane, Northbrook, IL., Ricky Jolcover, 3727 Provenance Way, Northbrook, IL., Rich Stone, 3706 Providence Drive, Northbrook, IL., Yong Shin, neighbor, Steven and Randy Martin, 1772 Providence Lane, Northbrook, IL., Joann Kim, neighbor, Michael Chen, neighbor, William and Judith Weaver, neighbors, Howard Burnett, neighbor, Sue and Justin Pak, neighbors, Mary Ann Stanek, 3837 Providence Way, Northbrook, IL., Darryl and Jill Rosen, neighbors, Sandy Kessler, 1601 Providence Way, Northbrook, IL., Marla Fields, 1609 Providence Way, Northbrook, IL., Sandra Rosenberg, 1903 Deercree Lane, Northbrook, IL., John and Katherine Merz, 3745 Providence Way, Northbrook, IL., Michael and Karen Harlan, 1760 Providence Way, Northbrook, IL., Tony Han, neighbor, Ron and Alysa Weber, 1611

Providence Way, Northbrook, IL., Art and Audee Whitman, 1732 Providence Way, Northbrook, IL., Glen and Jill Roter, neighbors, Anonymous neighbor, and Andrea Lemsh, neighbor.

History:

Zoning Board Hearing: 11/1/2023

Zoning Board Recommendation date: 01/03/2023

County Board extension granted: N/A

[24-0893](#)

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

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Special Use SU-2304

Township: Barrington

County District: # 15

Property Address: 1005 S. Hough Street, Barrington, IL.

Property Description: The Subject Property is a 1.5-story, ~1500 square foot, 0.386 acres, single-family home built in 1961 located approximately .25 miles south of the Village of Barrington, on south Hough Street in Barrington Township, Unincorporated Cook County.

Owner: 1005 S. Hough Street, Barrington, IL, 110 Tudor Drive, Barrington, IL 60010

Agent/Attorney: Thomas Smith, 110 Tudor Drive, Barrington, IL 60010, Scott R. Borstein, Esq., 20 S. Clark Street, Suite 2050, Chicago, IL., 60603

Current Zoning: R-5 Single Family Residence District

Intended use: Applicant seeks a Special Use for Unique Use to operate a short-term residential business for up to (8) eight individuals.

Recommendation: ZBA Recommendation to be granted with conditions.

Conditions:

- 1) The overnight rental and stay is at a maximum of (6) six people.
- 2) If there is a 10% or more change in the LLC., Cook County must be notified and there must be a reapplication to continue the Special Use Unique Use Permit.

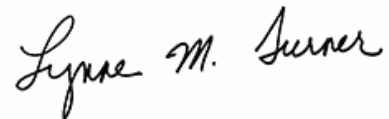
Objectors: Mr. Michael Pogar, Resident of 1005 S Cook Street, Barrington, Illinois

History:

Zoning Board Hearing: 11/15/2023

Zoning Board Recommendation date: 01/03/2024

County Board extension granted: N/A



Secretary

Chair: Aguilar

Vice-Chair: S. Morrison

Members: Committee of the Whole