



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

9:30 AM

Wednesday, January 24, 2024

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

ATTENDANCE

Present: Aguilar, Anaya, Britton, Daley, Degnen, Gainer, Gordon, Lowry, Miller, Moore, Morita, K. Morrison, Quezada, Stamps and Trevor (15)
Absent: S. Morrison and Deer (2) excused

PUBLIC TESTIMONY

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

No public speakers.

24-1074

COMMITTEE MINUTES

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

A motion was made by Commissioner Stamps, seconded by Commissioner Lowry, to approve 24-1074. The motion carried by the following vote:

Ayes: Aguilar, Anaya, Britton, Daley, Degnen, Gainer, Gordon, Lowry, Miller, Moore, Morita, K. Morrison, Quezada, Stamps and Trevor (15)
Absent: S. Morrison and Deer (2)

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, Joohui 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 Deercrest 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

A motion was made by Commissioner Trevor, seconded by Commissioner Morita, to recommend for approval 24-0892. The motion carried by the following vote:

Ayes: Aguilar, Anaya, Britton, Daley, Degnen, Gainer, Gordon, Lowry, Miller, Moore, Morita,
K. Morrison, Quezada, Stamps and Trevor (15)
Absent: S. Morrison and Deer (2)

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

A motion was made by Commissioner Trevor, seconded by Commissioner Britton, to recommend for approval 24-0893. The motion carried by the following vote:

Ayes: Aguilar, Anaya, Britton, Daley, Degnen, Gainer, Gordon, Lowry, Miller, Moore, Morita, K. Morrison, Quezada, Stamps and Trevor (15)

Absent: S. Morrison and Deer (2)

ADJOURNMENT

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

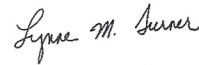
Ayes: Aguilar, Anaya, Britton, Daley, Degnen, Gainer, Gordon, Lowry, Miller, Moore, Morita, K. Morrison, Quezada, Stamps and Trevor (15)

Absent: S. Morrison and Deer (2)

Respectfully submitted,



Chairman



Secretary

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