



Board of Commissioners of Cook County

Zoning and Building Committee

Wednesday, October 23, 2024

9:30 AM

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

Issued on 10/16/24

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 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.

24-5839

COMMITTEE MINUTES

Approval of the minutes from the meeting of 09/18/2024.

[23-2655](#)

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

NEW APPLICATION FOR REFERRAL TO THE ZONING BOARD OF APPEALS

Request: Map Amendment to rezone the subject property from R-5 Single Family Residence District to C-6 Automotive Service District and a companion Special Use to operate a Self-Storage, Truck/Trailer sharing or leasing service and related retail sales.

Township: Hanover

County District: 15

Property Address: 161 IL route 59, Elgin, IL 60120

Property Description: Approximately 9.8 acres vacant parcel will require well and septic

Owner: Rajiv Singh, Chicago Title Trust Company, Trustee u/t/a/d 5/1/1980. a.k.a Trust No. 4732, an Illinois Land Trust. 1912 Midwest Club Parkway, Oakbrook, IL 60523.

Robert Singh M.D. & Pramilla Sarin, M.D. 35.15%; Javinderbir K. Singh 29.7%; Pavitar Singh, M.D. & Jasbir Kaur Singh 35.15%

Agent/Attorney: Rick Rottweiler, Agent on behalf of owner

Current Zoning: R-5 Single Family Residence District

Intended use: Self-Storage, Truck/trailer sharing or leasing service and related retail sales.

Legislative History : 5/25/23 - Board of Commissioners - refer to the Zoning Board of Appeals

[24-3852](#)

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

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: MA/PUD-2303 Map Amendment and Planned Unit Development

Township: Hanover

County District: 15th

Property Address: 31W222 West Bartlett Road, Bartlett, IL. 60103

Property Description: The subject property consists of two contiguous parcels, which generally comprise the northeast corner of Barlette Road and Tameling Court. The site has approximately 512 feet of frontage on the north side of West Bartlette Road by 415 feet of depth-frontage on the east side of Tameling Court.

Owner: Superior Real Estate Holdings LLC., 700 North Rohlwing Holdings, LLC., Itasca, IL. 60143

Agent/Attorney: Superior Overnight Services, INC., 31W222 West Bartlett Road, Bartlett, IL. 60103; Nicholas Ftikas Esq., Law Offices of Sam Banks, 221 N. LaSalle St., 38th Floor, Chicago, IL 60601

Current Zoning: I-2 General Industrial District

Intended use: The applicant is requesting to rezone the subject property from I-2 to I-4 Motor Freight District to permit the operation of a motor freight/truck terminal (cartage facility), and a Planned Unit Development (PUD) as the property is designated as an Environmentally Sensitive Area.

Recommendation: ZBA Recommendation of Approval with 6 Conditions:

Conditions: The Conditions are as follows:

1. Remove active Real Estate Listings for the Subject Property.
2. No engine maintenance or fueling on the Subject Property.
3. No warehousing of products or boxes on the Subject Property.
4. Owner/Applicant will maintain 100% of the cost of Tameling Court.
5. Agree to maintain the business at 31W222 W. Bartlett Road, Bartlett, Illinois for a minimum of 10 years.
6. Widening Tameling Court 5 feet to Bartlett Road to the end accommodate truck traffic.

Objectors:

1. Village of Bartlett - Objection, The Village of Bartlett, 228 Main Street, Bartlett, IL 60103
2. William Curran, JR. Objector, 8N450 Tameling Court, #3, Bartlett, IL 60103
3. Robert Thiele, Objector, 8N470 Tameling Court, Bartlett, IL 60103
4. Stephan King, Objector, 470 Tameling Court, Bartlett, IL 60103
5. Kurt Belinski, Objector, Global Track, 1116 Fieldstone Lane, Bartlette, IL. and 300 W Bartlett Road, Bartlett, IL 60103

History:

Zoning Board Hearing: 12/6/2023, 4/3/2024 and 05/22/2024

Zoning Board Recommendation date: 07/10/2024

County Board extension granted: N/A

Legislative History : 7/24/24 - Zoning and Building Committee - recommend for deferral

Legislative History : 7/25/24 - Board of Commissioners - defer

Legislative History : 9/18/24 - Zoning and Building Committee - recommend for deferral

Legislative History : 9/19/24 - Board of Commissioners - defer

[24-5432](#)

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

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Special Use for Unique Use - SU/UU-240004

Township: Maine

County District: 17

Property Address: 9390 Ballard Road, Des Plaines, IL. 60016

Property Description: The Subject Property is approximately 30,392+ square feet, mostly rectangular-shaped, a corner parcel of land that is improved with a 13-year-old, 6,500+ square feet, 5-unit strip center type commercial building. The subject development is located on the northeast corner of Ballard and Potter Roads.

Owner: JMS Ballard, MARK B. MICHAEL, 4868 W. Dempster Street, Skokie, IL., 60077-5458

Agent/Attorney: B2B Des Plaines LLC; dba Bumper to Burger, 115 Hilltop Drive, Itasca, IL. 60143. Anthony J. Peraica, Esq., Anthony J. Peraica & Associates, LTD., 5130 South Archer Avenue, Chicago, IL., 60632

Current Zoning: C-4 General Commercial District

Intended use: Applicant seeks a Special Use for Unique Use to add a drive-up window to an existing fast-food restaurant.

Recommendation: ZBA Recommendation is to Grant the application.

Conditions: None

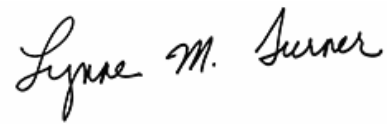
Objectors: None

History:

Zoning Board Hearing: 08/07/2024

Zoning Board Recommendation date: 10/02/2024

County Board extension granted: N/A



Secretary

Chair: Aguilar

Vice-Chair: S. Morrison

Members: Committee of the Whole