



Board of Commissioners of Cook County

Zoning and Building Committee

Wednesday, March 17, 2021

9:30 AM

Virtual Meeting

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> 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.

[21-2108](#)

COMMITTEE MINUTES

Approval of the minutes from the meeting of 2/18/2021

[21-1848](#)

Sponsored by: SCOTT R. BRITTON and KEVIN B. MORRISON, Cook County Board of Commissioners

PROPOSED RESOLUTION

PROVIDING A SUMMARY OF THE RESIDENTIAL TENANT LANDLORD ORDINANCE

WHEREAS, the Residential Tenant Landlord Ordinance unanimously passed the Cook County Board on January 28, 2021, extending basic, fair, and long overdue protections to renters and landlords in more than 245,000 suburban households; and

WHEREAS, the Residential Tenant Landlord Ordinance creates consistent Countywide rules with common sense lease termination notices, basic habitability guidelines, and legal safeguards for landlords and tenants; and

WHEREAS, the Residential Tenant Landlord Ordinance offers critical protections against lockouts, excessive move-in and late fees, and exorbitant interest rates; and

WHEREAS, prior to the passage of the Residential Tenant Landlord Ordinance, suburban renters lived without the same basic protections guaranteed to Chicago, Evanston, and Mount Prospect tenants for decades; and

WHEREAS, when Mayor Harold Washington ushered the Chicago tenants' rights ordinance in 1986, he said the legislation was aimed at "bringing fairness to this city," and the Residential Tenant Landlord Ordinance extends that fairness to suburban Cook County; and

WHEREAS, the Residential Tenant Landlord Ordinance was crafted in a spirit of cooperation and collaboration; and

WHEREAS, renter lockouts are now illegal, and all other provisions go into effect June 1, 2021; and

WHEREAS, it is important that all impacted suburban residents can understand their new rights, protections, and responsibilities; and

WHEREAS, the Residential Tenant Landlord Ordinance calls for an approved plain-language summary of the Ordinance to be shared with each new lease; and

WHEREAS, the Cook County Department of Human Rights and Ethics will publish the approved summary of the Residential Tenant Landlord Ordinance in multiple languages on their website; and

NOW, THEREFORE BE IT RESOLVED, the Cook County Board of Commissioners, by way of the

Zoning and Building Committee, does hereby approve this summary of the Residential Tenant Landlord Ordinance.

Legislative History : 2/25/21 - Board of Commissioners - refer to the Zoning and Building Committee

[21-1665](#)

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

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Map Amendment MA 20-01 & Special Use SU 20-07

Township: Maine

County District: 9

Property Address: 3255 Central Road, Glenview, Illinois 60025

Property Description: The Subject Property consists of approximately 0.49 acres (21,487 square feet of land area), and is situated within Maine Township in Unincorporated Cook County, located on the southeast corner of Central Road and Greenwood Road; within Cook County in Maine Township in unincorporated Cook County, and bordered to the north by Northfield Township.

Owner: Greenwood-Central Inc., 3255 Central Road, Glenview, IL. 6-0025

Agent/Attorney: Glenview RE LLC., 300 N. Martingale Road, Suite 750, Schaumburg, IL. 60173 and Sara K. Barnes Esq., Law Offices of Samuel V.P. Banks, 221 North LaSalle Street, 38th Floor Chicago, Illinois 60601

Current Zoning: C-1 Restricted Business District

Intended use:

1. Map Amendment/MA 20-01, to rezone the Subject Property from the current C-1 Restricted Business District to a C-4 General Commercial District, in order to expand the existing gasoline station business to include a convenience store (with the sale of packaged liquor & onsite consumption of alcohol), quick service restaurant with a drive-thru, and a video gaming facility, if granted under the Companion Special Use/SU 20-07, in Section 11 of Maine Township.
2. The Special Use/SU 20-07, if granted under Companion Map Amendment/MA 20-01 seeks for expanding the existing gas stations used to include a proposed new quick-service restaurant with a dual-lane drive-thru facility, in Section 11 of Maine Township.

Recommendation:

1. ZBA Recommendation to grant MA 20-01, as intended by the "Site Plan DDO, dated December 2, 2020, as a Companion to SU 20-07.
2. ZBA Recommendation is to grant SU 20-07, as a Companion to MA 20-01.

Conditions: None

Objectors: Dr. & Judy Dunlap, neighbors, 533 Hazlewood Court, Glenview, Illinois

History:

Zoning Board Hearing: 01/06/2021

Zoning Board Recommendation date: 03/03/2021

County Board extension granted: N/A



Secretary

Chairman: Silvestri

Vice-Chairman: Britton

Members: Committee of the Whole