



Board of Commissioners of Cook County

Zoning and Building Committee

Wednesday, July 28, 2021

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 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 may speak live from the Commissioners reception area 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.

[21-4343](#)

COMMITTEE MINUTES

Approval of the minutes from the meeting of 6/23/2021

[21-3425](#)

Sponsored by: TONI PRECKWINKLE (President) and PETER N. SILVESTRI, Cook County Board of Commissioners

PROPOSED ORDINANCE AMENDMENT

COOK COUNTY BUILDING CODE AND OTHER RELEVANT CODE PROVISIONS

BE IT ORDAINED, by the Cook County Board of Commissioners, that An Ordinance authorizing comprehensive amendments to Cook County's Buildings and Building Regulations Code, also known as the Cook County Building Code or Building and Environmental Ordinance, Chapter 102 of the Cook County Code is hereby amended as Follows:

WHEREAS, Section 6(a) of Article VII of the 1970 Constitution of the State of Illinois provides that "a County which has a Chief Executive Officer elected by the electors of the County ... (is) a Home Rule Unit" and The County of Cook, Illinois (the "County"), has a Chief Executive Officer elected by the electors of the County and is therefore a Home Rule Unit and may, under the power granted by said Section 6(a) of Article VII of the Constitution of 1970, exercise any power and perform any function pertaining to its government and affairs; and

WHEREAS, Cook County originally passed the Cook County Building Ordinance on March 11, 1949 and approved comprehensive amendments to the Building Ordinance on June 2, 1997 and September 9, 2015; additional amendments have been approved by the Cook County Board of Commissioners from time to time; and

WHEREAS, the Cook County Chapter 102 Buildings and Building Regulations, Article III, shall be replaced with the following comprehensive Code amendments that are attached hereto which recognize the following standards: 2021 International Building Code, 2021 International Residential Code, 2018 International Energy Conservation Code, 2021 International Mechanical Code, 2021 International Fire Code and 2021 International Existing Building Code; and

WHEREAS, the nothing in the revised code provisions shall be construed so as to conflict with applicable Federal or State Laws, rules or regulations. Nothing in the revised code shall authorize the department to impose any duties or obligations in conflict with limitations on authority established by State or federal law at the time such agency or department action is taken. The County shall suspend enforcement of the revised code to the extent that said enforcement would conflict with any preemptive State or federal legislation subsequently adopted. Where this revised code may conflict or overlap, whichever imposes the more stringent restrictions shall prevail; and

WHEREAS, the revised code provisions attached hereto will bring Cook County in line with commonly recognized building practices utilized within and across Cook County; and

WHEREAS, adopting these comprehensive amendments will make Cook County consistent with many of its bordering governing bodies and municipal entities, thereby promoting transparency, economic development and incorporation of unincorporated areas of Cook County.

BE IT FURTHER ORDAINED, by the President and the Cook County Board of Commissioners that Part II, Land Development Ordinances, Chapter 102 BUILDINGS AND BUILDING REGULATIONS, ARTICLE III - BUILDING CODE, Sections 102-110, of the Cook County Code are hereby enacted as attached hereto; and

BE IT FURTHER ORDAINED, by the President and the Cook County Board of Commissioners that Part II, Land Development Ordinances, Chapter 102 BUILDINGS AND BUILDING REGULATIONS, ARTICLE III - BUILDING CODE, Sections 102-115, of the Cook County Code are hereby enacted as attached hereto; and

BE IT FURTHER ORDAINED, by the President and the Cook County Board of Commissioners that Part II, Land Development Ordinances, Chapter 102 BUILDINGS AND BUILDING REGULATIONS, ARTICLE III - BUILDING CODE, Sections 102-120 of the Cook County Code are hereby enacted as attached hereto; and

BE IT FURTHER ORDAINED, by the President and the Cook County Board of Commissioners that Part II, Land Development Ordinances, Chapter 102 BUILDINGS AND BUILDING REGULATIONS, ARTICLE III - BUILDING CODE, Sections 102-125 of the Cook County Code are hereby enacted as attached hereto; and

BE IT FURTHER ORDAINED, by the President and the Cook County Board of Commissioners that Part II, Land Development Ordinances, Chapter 102 BUILDINGS AND BUILDING REGULATIONS, ARTICLE III - BUILDING CODE, Sections 102-126 of the Cook County Code are hereby enacted as attached hereto; and

BE IT FURTHER ORDAINED, by the President and the Cook County Board of Commissioners that Part II, Land Development Ordinances, Chapter 102 BUILDINGS AND BUILDING REGULATIONS, ARTICLE III - BUILDING CODE, Sections 102-127 of the Cook County Code are hereby enacted as attached hereto; and

BE IT FURTHER ORDAINED, by the President and the Cook County Board of Commissioners that Part II, Land Development Ordinances, Chapter 102 BUILDINGS AND BUILDING REGULATIONS, ARTICLE III - BUILDING CODE, Section 102-130, of the Cook County Code are hereby enacted as attached hereto.

Effective date: This ordinance shall be in effect immediately upon adoption

Legislative History : 6/24/21 - Board of Commissioners - refer to the Zoning and Building Committee

A handwritten signature in blue ink that reads "Matthew B. DeLeon". The signature is written in a cursive style with a large initial 'M'.

Secretary

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