



Board of Commissioners of Cook County

Zoning and Building Committee

Wednesday, September 22, 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> 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.

[21-5284](#)

COMMITTEE MINUTES

Approval of the minutes from the meeting of 7/28/2021

[21-4495](#)

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

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Map Amendment MA 2101 Special Use SU 2102

Township: Maine

County District: 9

Property Address: 9660 Golf Road, Des Plaines, Illinois, 60016

Property Description: The Subject Property consists of approximately 1 acre, 41,916 square feet of total land area and is located on the northwest corner of Golf Road and Reding Circle.

Owner: 1031 Barrington Inc., c/o Emmanuel Joseph, 2150 Southgate Road, Northfield, Illinois. 60093

Agent/Attorney: 294 Inc., c/o Ann Joseph, 9660 Golf Road, Des Plaines, Illinois, 60016

Current Zoning: C-1 General Commercial District

Intended use:

1) The applicant is requesting a Map Amendment to rezone the subject property from a C-1 Restricted Business District to a C-4 General Commercial District in order to operate a convenience store with a liquor license ~~and video gaming machine~~ within the existing gasoline station/convenience store and a companion Special Use (SU 2102) for a proposed drive-thru facility for the existing convenience store, in Section 9 of Maine Township.

2) The applicant is seeking a Special Use for Unique Use, if the companion Map Amendment (MA 2101) is granted, to allow for a proposed drive-thru facility for the existing convenience store, in Section 9 of Maine Township

Recommendation: ZBA Recommendation is of approval with an amendment.

Conditions: Conditions or None

Objectors: Law Offices of Gimbel, 120 South Riverside Plaza, Suite 1675, Chicago, Illinois 60606

History:

Zoning Board Hearing: 06/02/2021

Zoning Board Recommendation date: 08/04/2021

County Board extension granted: N/A

[21-4596](#)

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

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V 21-35

Township: Lyons

County District: 17

Property Address: 5910 S. Brainard Avenue, LaGrange Highlands, IL. 60525

Property Description: The Subject Property is 0.239 acres located off of Brainard Avenue in between 59th Street and Lincoln Lane..

Owner: Paul & Ashlee Winkler, 5910 S. Brainard Avenue, LaGrange Highlands, IL. 60525

Agent/Attorney: None

Current Zoning: R-4 Single Family Residence District

Intended use: Applicant seeks a to reduce the lot area from the minimum required 20,000 square feet to an existing 10,411 square feet and (2) reduce the lot width from the minimum required 100 feet to an existing 89.9 feet for an after the fact fence replacement.

Recommendation: ZBA Recommendation that the above application be granted.

Conditions: None

Objectors: Thomas Haskill, 814 Lincoln Lane, LaGrange Highlands, IL 60525

History:

Zoning Board Hearing: 08/04/2021

Zoning Board Recommendation date: 08/04/2021

County Board extension granted: N/A

LYNNE M. TURNER

Interim Secretary

Chairman: Silvestri

Vice-Chairman: Britton

Members: Committee of the Whole