



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

**9:30 AM**

**Wednesday, July 24, 2024**

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

**ATTENDANCE**

**Present:** Aguilar, Anaya, Britton, Daley, Degnen, Gordon, Lowry, Miller, Moore, Quezada and Trevor (11)

**Absent:** Gainer, Morita excused, K. Morrison, S. Morrison excused, and Stamps excused (5)

**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.

**24-4144**

**COMMITTEE MINUTES**

Approval of the minutes from the meeting of 04/17/2024.

**A motion was made by Commissioner Britton, seconded by Commissioner Trevor, to approve 24-4144. The motion carried by the following vote:**

**Ayes:** Aguilar, Anaya, Britton, Daley, Degnen, Gordon, Lowry, Miller, Moore, Quezada and Trevor (11)

**Absent:** Gainer, Morita, K. Morrison, S. Morrison and Stamps (5)

**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., 31 W222 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 31 W222 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

**A motion was made by Commissioner Anaya, seconded by Commissioner Lowry, to recommend for deferral 24-3852. The motion carried by the following vote:**

**Ayes:** Aguilar, Anaya, Britton, Daley, Degnen, Gordon, Lowry, Miller, Moore, Quezada and Trevor (11)

**Absent:** Gainer, Morita, K. Morrison, S. Morrison and Stamps (5)

**ADJOURNMENT**

**A motion was made by Commissioner Anaya, seconded by Commissioner Lowry, to adjourn the meeting. The motion carried by the following vote:**

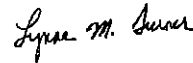
**Ayes:** Aguilar, Anaya, Britton, Daley, Degnen, Gordon, Lowry, Miller, Moore, Quezada and Trevor (11)

**Absent:** Gainer, Morita, K. Morrison, S. Morrison and Stamps (5)

Respectfully submitted,



Chairman



Secretary

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