



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

9:30 AM

Wednesday, October 23, 2024

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

ATTENDANCE

Present: Aguilar, S. Morrison, Anaya, Britton, Daley, Degnen, Gainer, Gordon, Lowry, Miller, Moore, Morita, K. Morrison, Quezada, Scott, Stamps and Trevor (17)

PUBLIC TESTIMONY

Chairman Aguilar asked the Secretary to the Board to call upon the registered public speakers, in accordance with Cook County Code.

1. Tiwon Sims - The People
2. Jessica Jackson - Chicago
3. George Blakemore - Chicago

24-5839

COMMITTEE MINUTES

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

A motion was made by Vice Chairman S. Morrison, seconded by Commissioner Britton, to approve 24-5839. The motion carried by the following vote:

Ayes: Aguilar, S. Morrison, Anaya, Britton, Daley, Degnen, Gainer, Gordon, Lowry, Miller, Moore, Morita, K. Morrison, Quezada, Scott, Stamps and Trevor (17)

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.

A motion was made by Vice Chairman S. Morrison, seconded by Commissioner Britton, to recommend for receiving and filing 23-2655. The motion carried by the following vote:

Ayes: Aguilar, S. Morrison, Anaya, Britton, Daley, Degnen, Gainer, Gordon, Lowry, Miller, Moore, Morita, K. Morrison, Quezada, Scott, Stamps and Trevor (17)

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

A motion was made by Commissioner K. Morrison, seconded by Vice Chairman S. Morrison, to recommend for deferral 24-3852. The motion carried by the following vote:

Ayes: Aguilar, S. Morrison, Anaya, Britton, Daley, Degnen, Gainer, Gordon, Lowry, Miller, Moore, Morita, K. Morrison, Quezada, Scott, Stamps and Trevor (17)

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

A motion was made by Commissioner K. Morrison, seconded by Vice Chairman S. Morrison, to recommend for approval 24-5432. The motion carried by the following vote:

Ayes: Aguilar, S. Morrison, Anaya, Britton, Daley, Degnen, Gainer, Gordon, Lowry, Miller, Moore, Morita, K. Morrison, Quezada, Scott, Stamps and Trevor (17)

ADJOURNMENT

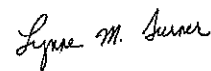
A motion was made by Commissioner Lowry, seconded by Commissioner Britton, to adjourn the meeting. The motion carried by the following vote:

Ayes: Aguilar, S. Morrison, Anaya, Britton, Daley, Degnen, Gainer, Gordon, Lowry, Miller, Moore, Morita, K. Morrison, Quezada, Scott, Stamps and Trevor (17)

Respectfully submitted,



Chairman



Secretary

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

