

THE ZONING BOARD OF
APPEALS
OF COOK COUNTY, ILLINOIS

JAMES L. WILSON
SECRETARY OF THE BOARD



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MINUTES OF THE ZONING BOARD OF APPEALS
April 7, 2021 at 10:00AM
Virtual TEAMS Meeting

ATTENDANCE

Present: Montes, Oszakiewski, losco, Pedersen and Hamill (5)

Absent: (0)

Approval of the minutes from the meeting of March 3, 2021

Motion: The motion was made by ZBA Acting Chairman Montes, seconded by ZBA Member Hamill, to approve the minutes. The motion carried unanimously.

Vote:

Ayes: Montes, Oszakiewski, losco, Pedersen and Hamill (5)

Absent: (0)

PUBLIC TESTIMONY

The Zoning Board of Appeals called upon the following public speakers in accordance with the Illinois Open Meetings Act:

PUBLIC HEARING AGENDA ITEMS

The following items were scheduled for a virtual Microsoft Teams Public Hearing before the Cook County Zoning Board of Appeals:

VARIANCES

Description: **V 21-15** – To increase the height of a fence in the front and corner side yards from the maximum allowed 3 feet to a proposed 6 feet. The request is sought to provide more privacy to the residence. The subject property is located within the 9th District with the common address of 5656 N. Prospect Avenue, Norwood Park, IL. 60631.

Motion: The motion was made by ZBA Acting Chairman Montes, seconded by ZBA Member losco to approve V 21-15. The motion was carried by the following vote.

Vote: **Ayes: Montes, Hamill, losco, and Oszakiewski (3)**
 Nay: Pederson (1)
 Present: Hamill (1)
 Abstain: None (0)
 Absent: None (0)

Description: **V 21-16** – to: increase the height of a fence in the rear yard of a through lot from the maximum allowed 3 feet to a proposed 7 feet to replace an existing fence. The subject property is located within the 13th District with the common address of 130 Woodley Road, Winnetka, IL. 60093.

Motion: **The motion was made by ZBA Acting Chairman Montes, seconded by ZBA Member losco, to approve V 21-16. The motion was carried by the following vote.**

Vote: **Ayes: Montes, losco, Oszakiewski, and Hamill (4)**
 Nay: None (0)
 Present: Pederson (1)
 Abstain: None (0)
 Absent: None (0)

Description: **V 21-17** – to reduce the lot area from the minimum required 40,000 sq. ft. to an existing 35,428 sq. feet for an addition onto an existing single-family residence. The subject property is located within the 13th District with the common address of 402 Woodley Woods, Winnetka, IL. 60093.

Motion: **The motion was made by ZBA Acting Chairman Montes, seconded by ZBA Member losco, to unanimously approve request V 21-17. The motion was carried unanimously by the following vote**

Vote: **Ayes: Montes, losco, Oszakiewski, Pedersen and Hamill (5)**
 Nay: None (0)
 Present: None (0)
 Abstain: None (0)
 Absent: None (0)

Description: **V 21-19** – increase the height of a fence in the front and corner side yards from the maximum allowed 3 feet to a proposed 6 feet. The subject property is located within the 17th District with the common address of 13322 S. Adsit Road, Palos Park, IL. 60464.

Motion: **The motion was made by ZBA Acting Chairman Montes, seconded by ZBA Member losco, to unanimously approve request V 21-19. The motion was carried unanimously by the following vote:**

Vote: **Ayes: Montes, losco, Oszakiewski, Pedersen and Hamill (5)**
 Nay: None (0)
 Present: None (0)
 Abstain: None (0)
 Absent: None (0)

SPECIAL USE

Description: **SU 21-01 & V 21-01** - Special Use for a Planned Unit Development with a companion Variance (V) to the zoning requirements of the R-3 Single Family Residence District. The applicant is requesting to construct a new single-family home on property designated as "Environmentally Sensitive" by the Cook County Comprehensive Land Use and Policies Plan. The applicant is also requesting a companion Variance to reduce the lot area from the minimum required 40,000 square feet to an existing 37,922 square feet. in order to construct the new single-family residence, on property served by well and septic if granted under the companion SU/PUD.

Testimony taken.

DECISION MAKING

Description: **SU 20-06**- Special Use for Unique Use to the zoning requirements of the R-4 Single Family Residence District. The Special Use is needed to operate a medical and physician supply business with office and storage on the current site. The subject property is located within the 6th District with the common address of 20348 Crawford Avenue, Matteson, IL. 60443.

The motion was made by ZBA Acting Chairman Montes, seconded by ZBA Member Pederson, to approve SU 21-01. The motion was carried unanimously by the following vote:

Vote: **Ayes: Montes, losco, Oszakiewski, Pedersen and Hamill (5)**
Nay: None (0)
Present: None (0)
Abstain: None (0)
Absent: None (0)

Description: **SU 21-01 & V 21-01** - Special Use for a Planned Unit Development with a companion Variance (V) to the zoning requirements of the R-3 Single Family Residence District. The applicant is requesting to construct a new single-family home on property designated as "Environmentally Sensitive" by the Cook County Comprehensive Land Use and Policies Plan. The applicant is also requesting a companion Variance to reduce the lot area from the minimum required 40,000 square feet to an existing 37,922 square feet. in order to construct the new single-family residence, on property served by well and septic if granted under the companion SU/PUD.

The motion was made by ZBA Acting Chairman Montes, seconded by ZBA Member Hamill, to approve SU 21-01. The motion was carried unanimously by the following vote:

Vote: **Ayes: Montes, losco, Oszakiewski, Pedersen and Hamill (5)**
Nay: None (0)
Present: None (0)
Abstain: None (0)
Absent: None (0)

The motion was made by ZBA Acting Chairman Montes, seconded by ZBA Member Pederson, to approve V 21-01. The motion was carried unanimously by the following vote:

Vote:

Ayes: Montes, losco, Oszakiewski, Pedersen and Hamill (5)

Nay: None (0)

Present: None (0)

Abstain: None (0)

Absent: None (0)

The motion was made by ZBA Acting Chairman Montes, seconded by ZBA Member losco, to adjourn. The motion was carried unanimously by the following vote:

Vote:

Ayes: Montes, losco, Oszakiewski, Pedersen and Hamill (5)

Nay: None (0)

Present: None (0)

Abstain: None (0)

Absent: None (0)