

THE ZONING BOARD OF
APPEALS
OF COOK COUNTY, ILLINOIS

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SECRETARY OF THE BOARD



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MINUTES OF THE ZONING BOARD OF APPEALS
January 5, 2022 at 10:00AM

ATTENDANCE

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

Absent: None

Approval of the minutes from the meeting of November 3, 2021.

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

Vote:

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

Absent: None

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 public hearing before the Cook County Zoning Board of Appeals:

VARIANCES

Description: **SU 21-06-** Special Use to the zoning requirements of the C-4 General Commercial District to expand an existing restaurant to include a drive thru window. The subject property common address of 2441 N. Mannheim Road, Franklin Park, IL. 60131.

Motion: **No motion is needed because the application was withdrawn by the applicant.**

Description: **V 21-63** – increase the height of the fence located in the corner side yard from maximum allowed 3 feet to 5 feet. The subject property common address of 808 Revere Road, Glenview, IL. 60025.

Motion: The motion was made by ZBA Acting Chairman Montes, seconded by ZBA Member Pedersen to approve request V 21-63. The motion was carried by the following divided vote.

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

Description: V 21-64- to reduce the rear yard setback from the minimum required 40 feet to an existing 27.8 feet to construct an addition onto an existing single-family residence. The subject property common address of 11839 S. Harding Avenue, Alsip, IL. 60803.

Motion: The motion was made by ZBA Acting Chairman Montes, seconded by ZBA Member losco, to approve request V 21-64. The motion was carried unanimously by the following vote.

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

Description: V 21-65- to increase the height of a fence on a through lot from the maximum allowed 6 feet to 7 feet. . The variance is required to replace an existing fence. The subject property common address of 2 Woodley Road, Winnetka, IL. 60093.

Motion: The motion was made by ZBA Acting Chairman Montes, seconded by ZBA Member Oszakiewski, to approve request V 21-65. The motion was carried by the following vote.

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

Description: V 21-66- to: (1) increase the Floor Area Ratio (F.A.R.) from the maximum allowed 0.40 to an existing 0.52, and (2) increase the height of the fence located in the front yard from the maximum allowed 3 feet to 6 feet. The subject property common address of 5005-07 S. Latrobe Avenue, Chicago, IL. 60638.

Motion: The motion was made by ZBA Acting Chairman Montes, seconded by ZBA Member Hamill, to approve the first request of V 21-66. The motion was carried unanimously by the following vote.

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

Motion: The motion was made by ZBA Acting Chairman Montes, seconded by ZBA Member Oszakiewski, to not approve the second request of V 21-66. The motion was carried by the following divided vote.

Ayes: losco (1)

Nay: Montes, Oszakiewski, Pedersen and Hamill (4)

Present: None (0)

Abstain: None (0)

Absent: None (0)

Description: V 21-67- to increase the height of the fence located in the front yard from maximum allowed 3 feet to 6 feet. The subject property common address of 4818 S. Linder Avenue, Chicago, IL. 60638.

Motion: The motion was made by ZBA Acting Chairman Montes, seconded by ZBA Member Pedersen, to continue request V 21-67 to the February 2, 2022 Public Hearing. The motion was carried unanimously by the following vote.

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

Nay: None (0)

Present: None (0)

Abstain: None (0)

Absent: None (0)

Description: V 21-68- to increase the height of the fence located in the corner side yard from maximum allowed 3 feet to 6 feet for an after the fact replacement of an existing fence. The subject property common address of 8001 W. 129th Street, Palos Park, IL. 60464.

Motion: The motion was made by ZBA Acting Chairman Montes, seconded by ZBA Member Oszakiewski, to continue request V 21-68 to the February 2, 2022 Public Hearing. The motion was carried unanimously by the following vote.

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

Nay: None (0)

Present: None (0)

Abstain: None (0)

Absent: None (0)

Description: V 21-69- to increase the height of the fence located in the corner side yard from maximum allowed 3 feet to 6 feet. The subject property common address of 601 Elmdale Road, Glenview, IL. 60025.

Motion: The motion was made by ZBA Acting Chairman Montes, seconded by ZBA Member Hamill, to approve request V 21-69. The motion was carried by the following vote.

Ayes: Montes, Oszakiewski, losco and Hamill (4)

Nay: None (0)

Present: Pedersen (1)

Abstain: None (0)

Absent: None (0)

Description: **V 22-01-** to: (1) reduce the corner side yard setback from the minimum required 15 feet to 10 feet (existing), and (2) reduce the rear yard setback from the minimum required 40 feet to 20 feet (existing) for a second story addition onto an existing single-family home. The subject property common address of 132 Julie Lane, Glenview, IL. 60025.

Motion: **The motion was made by ZBA Acting Chairman Montes, seconded by ZBA Member Oszakiewski, to approve request V 22-01. The motion was carried unanimously by the following vote.**

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

Nay: None (0)

Present: None (0)

Abstain: None (0)

Absent: None (0)

Description: **V 20-30-** to: 1) reduce the lot area from the minimum required 20,000 square feet to an existing 9,321 square feet, (2) reduce the lot width from minimum required 100 feet to an existing 75 feet, (3) reduce both the south interior side yard setback from the minimum required 15 feet to a proposed 7 feet 6 inches an allowed 10 feet, (4) reduce both the north side interior side yard setback from the minimum required 15 feet to a proposed 7 feet 6 inches allowed 5.5 feet which will allow for the building to be shifted 2 feet on each side, (5) reduce the rear yard setback from the minimum required 50 feet to 35 feet and (6) increase the FAR from the maximum allowed 0.25 to an allowed 0.34. The request is needed to construct a new single-family residence with attached garage on property with LOMA. The variance was approved by the Cook County Board of Commissioners on January 28, 2021. The subject property common address of 16530 Grant Avenue, Orland Park, IL. 60467.

Motion: **The motion was made by ZBA Acting Chairman Montes, seconded by ZBA Member Pedersen, to approve the extension of time request V 20-30. The motion was carried unanimously by the following vote.**

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

Nay: None (0)

Present: None (0)

Abstain: None (0)

Absent: None (0)

Description: **V 20-31-** to: (1) reduce the lot area from the minimum required 20,000 square feet to an existing 9,377.15 square feet, (2) reduce the lot width from minimum required 100 feet to an existing 75 feet, (3) reduce both the south interior side yard setback from the minimum required 15 feet to a proposed 7 feet 6 inches an allowed 10 feet, (4) reduce both the north interior side yard setback from the minimum required 15 feet to a proposed 7 feet 6 inches allowed 5.5 feet, (5) reduce the rear yard setback from the minimum required 50 feet to 35 feet, (6) reduce rear yard setback from the minimum required 50 feet to 35 feet and (7) increase the FAR from the maximum allowed 0.25 to an allowed 0.34. The request is needed to construct a new single-family residence with attached garage on property with LOMA. The variance was

approved by the Cook County Board of Commissioners on January 28, 2021. The subject property common address of 16526 Stuart Avenue, Orland Park, IL. 60467.

Motion: The motion was made by ZBA Acting Chairman Montes, seconded by ZBA Member losco, to approve the extension of time request V 20-31. The motion was carried unanimously by the following vote.

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

Description: V 20-32- to: (1) reduce the lot area from the minimum required 20,000 square feet to an existing 9,377.84 square feet, (2) reduce the lot width from minimum required 100 feet to an existing 75 feet, (3) reduce both the south interior side yard setback from the minimum required 15 feet to a proposed 7 feet 6 inches an allowed 10 feet (4) reduce both the north interior side yard setback from the minimum required 15 feet to an proposed 7 feet 6 inches allowed 5.5 feet, (5) reduce the rear yard setback from the minimum required 50 feet to 35 feet and (6) increase the FAR from the maximum allowed 0.25 to an allowed 0.34. The request is needed to construct a new single-family residence with attached garage on property with LOMA. The variance was approved by the Cook County Board of Commissioners on January 28, 2021The subject property common address of 16526 Stuart Avenue, Orland Park, IL. 60467.

Motion: The motion was made by ZBA Acting Chairman Montes, seconded by ZBA Member Pedersen, to approve the extension of time request V 20-32. The motion was carried unanimously by the following vote.

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

Description: SU 21-07- Special Use for PUD in the R-4 Single Family Residence District. The Special Use is needed to install an inground pool on property designated "Environmentally Sensitive" by the Cook County Comprehensive Land Use and Policies Plan. The subject property common address of 5341 S. Edgewood Avenue, LaGrange Highlands, IL. 60525.

Motion: The motion was made by ZBA Member Pedersen, seconded by ZBA Member losco, to approve request SU 21-07. The motion was carried by the following divided vote:

Ayes: Montes, Pedersen, losco (3)
Nay: Hamill (1)
Present: Oszakiewski (1)
Abstain: None (0)
Absent: None (0)

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

Ayes:

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

Nay: None (0)

Present: None (0)

Abstain: None (0)

Absent: None (0)