

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
July 7, 2021 at 10:00AM

ATTENDANCE

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

Absent: (0)

Approval of the minutes from the meeting of June 2, 2021

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

Vote:

Ayes: Montes, losco, Hamill, Oszakiewski and Pedersen (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 21-31 – to increase the height of a fence located in the corner side yard from the maximum allowed 3 feet to a proposed 6 feet. The subject property common address is 9220 W. 144th Place, Orland Park, IL. 60462.

Motion: The motion was made by ZBA Acting Chairman Montes, seconded by ZBA Member Oszakiewski to approve V 21-31. The motion was carried by the following vote.

Vote:

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

Nay: Pedersen (1)

Present: None (0)

Abstain: None (0)
Absent: None (0)

Description: **V 21-33** – to increase the height of a fence located in the corner side yard from the maximum allowed 3 feet to a proposed 4 feet to enclose a pool. The subject property common address is 1224 Emerald Drive, Lemont, IL. 60439.

Motion: **The motion was made by ZBA Acting Chairman Montes, seconded by ZBA Member Pedersen, to approve V 21-33. The motion was carried unanimously by the following vote.**

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

Description: **V 21-36** – to increase the height of a fence located in the corner side yard from the maximum allowed 3 feet to a proposed 5 feet. The subject property common address of 13020 Holmes Drive, Palos Park, IL. 60464.

Motion: **The motion was made by ZBA Acting Chairman Montes, seconded by ZBA Member Pedersen, to approve request V 21-36. The motion was carried unanimously by the following vote**

Vote: **Ayes: Montes, losco, Hamill, Oszakiewski and Pedersen (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 Pedersen, to rescind the previous motion because of a discrepancy with the requested of fence height. The motion was carried unanimously by the following vote:**

Vote: **Ayes: Montes, losco, Hamill, Oszakiewski and Pedersen (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 Pedersen, to continue the case to the August 4, 2021 Public Hearing date. The motion was carried unanimously by the following vote:**

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

Description: V 21-37 to: (1) reduce the lot area from the minimum required 40,000 square feet to an existing 23,000 square feet and (2) reduce the lot width from minimum required 150 feet to an existing 100 feet to construct a room addition onto property served by well and septic. The subject property common address of 111 Crooked Creek Trail, Barrington, IL. 60010.

Motion: The motion was made by ZBA Acting Chairman Montes, seconded by ZBA Member Hamill to approve request V 21-37. The motion was carried by the following vote:

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

Description: V 21-38 – to reduce the front yard setback from the minimum required 26.43 feet (@20% of lot dept) to 15.95 feet. The subject property common address is 2127 Louis Street, Melrose Park, IL. 60164.

Motion: The motion was made by ZBA Acting Chairman Montes, seconded by ZBA Member Pedersen, to approve request V 21-38. The motion was carried unanimously by the following vote:

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

Description: V 21-39 – to increase the height of fence in the front and corner side yard from the maximum allowed 3 feet to 6 feet. The subject property common address of 11700 S. Avers Avenue, Alsip, IL. 60803.

Motion: The motion was made by ZBA Acting Chairman Montes and in absence of a second. The motion was failed.

Motion: The motion was made by ZBA Member Pedersen, seconded by ZBA Member losco, to amend and approve request V 21-39 to 5 feet. The motion was carried by the following vote:

Vote: Ayes: losco, Hamill, and Pedersen (3)
Nay: None (0)
Present: Montes, Oszakiewski (2)
Abstain: None (0)
Absent: None (0)

A Condition was added for the Owner/Applicant to complete the “Request to Establish Home Based Business Occupancy.”

Description: V 21-40 – to reduce the distance between the principle and accessory structure from the minimum required 10 feet to an existing 3 feet to expand an existing shed. The subject property common address of 1211 Leinster Drive, Lemont, IL. 60439.

Motion: The motion was made by ZBA Acting Chairman Montes, seconded by ZBA Member Oszakiewski, to approve request V 21-40. The motion was carried unanimously by the following vote:

Vote:

Ayes: Montes, Iosco, Hamill, Oszakiewski and Pedersen (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 Pedersen, to adjourn. The motion was carried unanimously by the following vote:

Vote:

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