

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
June 2, 2021 at 10:00AM
Virtual TEAMS Meeting

ATTENDANCE

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

Absent: (0)

Approval of the minutes from the meeting of May 5, 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, 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 21-24** – to increase the height of a fence in the front side yard from the maximum allowed 3 feet to a proposed 6 feet. The variance is requested to provide more safety for children of the residence. The subject property is located within the 14th District with the common address of 3565 Pleasant Street, Northbrook, IL. 60062.

Motion: The motion was made by ZBA Acting Chairman Montes, seconded by ZBA Member Hamill to approve V 21-24. The motion was carried by the following vote.

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

Nay: None (0)
Present: Pedersen (1)
Abstain: None (0)
Absent: None (0)

Description: **V 21-25** – to reduce the front yard setback from the minimum required 25.1 feet (@20% of lot dept) to 14.5 feet for a front covered porch on a new SFR. The subject property is located within the 16th District with the common address of 4804 S. Lorel Avenue, Stickney, IL. 60638

Motion: **The motion was made by ZBA Acting Chairman Montes, seconded by ZBA Member Oszakiewski, to approve V 21-25. 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 21-26** – to reduce the front yard setback from the minimum required 25.1 feet (@20% of lot depth) to 14.5 feet for a front covered porch on a new SFR. The subject property is located within the 16th District with the common address of 4806 S. Lorel Avenue, Stickney, IL. 60638.

Motion: **The motion was made by ZBA Acting Chairman Montes, seconded by ZBA Member Pedersen, to approve request V 21-26. 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 21-27**– to increase the height of a fence in the front yard from the maximum allowed 3 feet to 6 feet. The variance is required to replace an existing fence. The subject property is located within the 13th District with the common address of 996 Hill Road, Winnetka, IL. 60093.

Motion: **The motion was made by ZBA Acting Chairman Montes, seconded by ZBA Member losco to approve request V 21-27. The motion was carried by the following vote:**

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

Description: **V 21-28** – to reduce the front yard setback from the minimum required 24 feet (@20% of lot dept) to 21 feet 4.5 inches for a front porch addition onto an existing SFR. The subject property is located within the 16th District with the common address of 10100 W. Palmer Avenue, Melrose Park, IL. 60164.

Motion: The motion was made by ZBA Acting Chairman Montes, seconded by ZBA Member Pedersen, to approve request V 21-28. 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 21-29 – to increase the Floor Area Ratio (FAR) from the maximum allowed 0.40 to 0.48 to rebuild a fire damaged two (2) car garage. The subject property is located within the 16th District with the common address of 5032 S. Luna Avenue, Chicago, IL. 60638.

Motion: The motion was made by ZBA Acting Chairman Montes, seconded by ZBA Member Pedersen, to approve request V 21-29. 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 21-30 – to reduce the left interior side yard setback from the minimum required 15 feet to a proposed 10 feet to convert the existing car port to an attached garage with living space above. The subject property is located within the 17th District with the common address of 12727 S. 82nd Court, Palos Park, IL. 60464.

Motion: The motion was made by ZBA Acting Chairman Montes, seconded by ZBA Member losco, to approve request V 21-30. 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: MA 21-01 & SU 21-02 Map Amendment (MA) with a companion Special Use for Unique Use in a C-1 Restricted Business District. The applicant is requesting a Map Amendment to rezone the subject property from a C-1 Restricted Business District to a C-4 General Commercial District in order to operate a convenience store with a liquor license and video gaming machine within the existing gasoline station/convenience store. The applicant is seeking a Special Use for Unique Use, if the companion Map Amendment is granted, to allow for a proposed drive-thru facility for the existing convenience store. The subject property is located within the 9th District with the common address of 9660 Golf Road, Des Plaines, IL. 60016.

Testimony taken.

Description:

SU 21-04 & V 21-13 Special Use for a Planned Unit Development with a companion Variance to construct a new single-family home on property designated as "Environmentally Sensitive" by the Cook County Comprehensive Land Use and Policies Plan. The companion Variance is needed to: (1) reduce the lot area from the minimum required 40,000 square feet to an existing 26,201 square feet and (2) reduce the front yard setback from the minimum required 26.4 feet (@20% of lot depth) to 25.20 feet in order to construct a new single-family residence, if granted under the companion SU/PUD. The subject property is located within the 17th District with the common address of 15531 & 15541 S. 115th Court, Orland Park, IL. 60467.

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

Vote:

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

Nay: None (0)

Present: Hamill (1)

Abstain: None (0)

Absent: None (0)

The motion was made by ZBA Acting Chairman Montes, seconded by ZBA Member Pederson, to approve V 21-13. The motion was carried by the following vote:

Vote:

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

Nay: None (0)

Present: Hamill (1)

Abstain: None (0)

Absent: None (0)

The motion was made by ZBA Member Pedersen, seconded by ZBA Member losco, to adjourn. 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)