

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
May 4, 2022, at 10:00AM

ATTENDANCE

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

Absent: None (1)

Approval of the minutes from the meeting of March 2, 2022.

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, Petersen, losco and Hamill (5)

Absent: None (0)

PUBLIC TESTIMONY

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

Description: **V 22-06-** to: ~~(1) to increase the Floor Area Ratio (F.A.R.) from the maximum allowed 0.15 to 0.16~~ and (2) increase the height of the detached garage from the maximum allowed 15 feet to a proposed 21.3 feet. The subject property common address of 11500 91st Street, Burr Ridge, IL. 60427.

Motion: The motion was made by ZBA Acting Chairman Montes, seconded by ZBA Member Hamill, to continue request V 22-06 to June 1, 2022. The motion was carried by the following vote.

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

Nay: None (0)

Present: None (0)

Abstain: None (0)

Absent: None (0)

Description: **V 22-07-** to increase the height of fence in the front and corner side yard from maximum allowed 3 feet to 6 feet and to increase the Floor Area Ratio (F.A.R.) from the maximum allowed 0.25 to 0.27. The subject property common address of 6006 S. Brainard Avenue, LaGrange Highlands, IL. 60528.

Motion: The motion was made by ZBA Acting Chairman Montes, seconded by ZBA Member losco, to approve V 22-07 with a condition. The condition is to: 1) follow the site plan as per slide 33, to adhere in showing that the fence will be a privacy fence and 2) a decorative rod iron fence to see through as evidenced in red on the site plan. The motion was carried by the following vote.

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

Nay: None (0)

Present: Petersen (1)

Abstain: None (0)

Absent: None (0)

Description: **V 22-08-** to increase the Floor Area Ratio (F.A.R.) from the maximum allowed 0.15 to ~~0.20~~, 0.18 and (2) reduce the front yard setback from the minimum 50 ft. to 0 ft. (existing gate house). The variance is needed for the existing gate house and to construct an addition onto a single-family residence with an attached garage. The subject property common address of 64 Woodley Road, Winnetka, IL. 60093.

Motion: The motion was made by ZBA Acting Chairman Montes, seconded by ZBA Member Petersen, to approve as amended V 22-08. The motion was carried unanimously by the following vote.

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

Nay: None (0)

Present: None (0)

Abstain: None (0)

Absent: None (0)

Description: **V 22-09-** to increase the height of a proposed rod iron fence in the front yard set back yard from maximum allowed 3 feet to 6 feet (encroaching in the public right-of-way area). The subject property common address of 2129 Post Road, Northbrook, IL. 60062.

Motion: The motion was made by ZBA Acting Chairman Montes, seconded by ZBA Member Oszakiewski, to approve as amended V 22-09. The motion was carried by the following vote.

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

Nay: None (0)

Present: Petersen (1)

Abstain: None (0)

Absent: None (0)

Description: **V 22-11-** to reduce the right interior side yard setback from the minimum required 15 feet to 10.9 feet ~~for a~~ an existing condition for a proposed addition onto an existing single-family home. The subject property common address of 11020 Linn Court., LaGrange Highlands, IL. 60525.

Motion: The motion was made by ZBA Acting Chairman Montes, seconded by ZBA Member Hamill, to approve as amended V 22-11. The motion was carried unanimously by the following vote.

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

Description: **V 22-12-** to: (1) reduce the lot area from the minimum required 40,000 square feet to an existing 13,265 square feet, and (2) reduce the lot width from minimum required 150 feet to an existing 100 feet. The request is needed to construct a new single-family residence with an attached garage on well and septic. The subject property common address of **1506 Illinois Street, Schaumburg, IL. 60193.**

Motion: **The motion was made by ZBA Acting Chairman Montes, seconded by ZBA Member losco, to approve V 22-12. The motion was carried unanimously by the following vote.**

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

Description: **V 22-13-** to reduce the rear yard setback from minimum required 50 feet to a proposed 33.1 feet to construct a new single-family residence. The subject property common address of **1380 W. 52nd Place, LaGrange Highlands, IL. 60525.**

Motion: **The motion was made by ZBA Acting Chairman Montes, seconded by ZBA Member Petersen, to continue request V 22-13 to June 1, 2022. The motion was carried unanimously by the following vote.**

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

Description: **V 22-14-** to: (1) reduce the left interior side yard setback from the minimum required 15 feet to an existing 9.8 feet, and (2) reduce the rear yard setback from the minimum required 50 feet to an existing 27.7 feet. The request is needed to bring the property into compliance while renovating and remodeling an existing single-family residence. The subject property common address of **424 Pleasant Drive, Schaumburg, IL. 60193.**

Motion: **The motion was made by ZBA Acting Chairman Montes, seconded by ZBA Member Petersen, to continue request V 22-14 to June 1, 2022. The motion was carried unanimously by the following vote.**

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

Description:

V 22-16- to: (1) reduce lot width from 150 feet to an existing 100 feet; (2) to reduce left interior side yard setback from minimum required 15 feet to a proposed 12 feet and (3) reduce right interior side yard setback from minimum required 15 feet to a proposed 10 feet. The request is needed to construct a new single-family residence on well and septic. The subject property common address of **427 Pleasant Drive, Schaumburg, IL. 60193.**

Motion:

The motion was made by ZBA Acting Chairman Montes, seconded by ZBA Member losco, to continue request V 22-16 to June 1, 2022. The motion was carried unanimously by the following vote.

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

Nay: None (0)

Present: None (0)

Abstain: None (0)

Absent: Petersen (1)

Description:

V 22-17- 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 of **3246 Landwehr Road, Northbrook, IL. 60062**

Motion:

The motion was made by ZBA Acting Chairman Montes, seconded by ZBA Member Hamill, to approve V 22-17. The motion was carried unanimously by the following vote.

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

Nay: None (0)

Present: None (0)

Abstain: None (0)

Absent: Petersen (1)

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

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

Nay: None (0)

Present: None (0)

Abstain: None (0)

Absent: None (0)