

THE ZONING BOARD OF
APPEALS
OF COOK COUNTY, ILLINOIS

JAMES L. WILSON
SECRETARY OF THE BOARD



COUNTY ADMINISTRATION
BUILDING
69 West Washington Street, Suite
2840
Chicago, Illinois 60602-3169
TEL 1.312.603.0540
FAX 1.312.603.9941

MINUTES OF THE ZONING BOARD OF APPEALS
May 5, 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 April 7, 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 21-14** – to reduce the lot area from the minimum required 40,000 square feet to an existing 30,000 square feet to allow for the construction of an addition onto an existing SFR on well and septic. The subject property is located within the 14th District with the common address of 166 Hillcrest Drive, Barrington, IL. 60010.

Motion: The motion was made by ZBA Acting Chairman Montes, seconded by ZBA Member losco to approve as amended V 21-14. 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 21-18** – to: reduce the lot area from the minimum required 40,000 square feet to an existing 13,924 square feet to allow for the construction of a new SFR with septic system. The subject property is located within the 15th District with the common address of 909 S. Summit Street, Barrington, IL. 60010.

Motion: **The motion was made by ZBA Acting Chairman Montes, seconded by ZBA Member Pederson, to approve V 21-18. 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 21-20** – to: (1) reduce the lot area from the minimum required 10,000 square feet, to an existing 3,142.5 square feet, (2) reduce the lot width from minimum required 60 feet to an existing 25 feet, (3) reduce the rear yard setback from the minimum required 40 feet to an existing 0.5 feet (4) reduce the left interior side yard setback from the minimum required 10 feet to an existing 2.2 feet (5) reduce the right interior side yard setback from the minimum required 10 feet to an existing 0.4 feet and (6) increase the F.A.R. from the maximum allowed 0.40 to 0.74. The variances are needed to rebuild and expand the 2nd story level of an existing SFR. The subject property is located within the 16th District with the common address of 5034 S. Luna Avenue, Chicago, IL. 60638.

Motion: **The motion was made by ZBA Acting Chairman Montes, seconded by ZBA Member Hamill, to approve request V 21-20. 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 21-21**– to increase the height of a fence in the corner side yard from the maximum allowed 3 feet to a proposed 4 feet to replace an existing fence. The subject property is located within the 15th District with the common address of 5212 Galloway Drive, Hoffman Estates, IL. 60192.

Motion: **The motion was made by ZBA Acting Chairman Montes, seconded by ZBA Member Oszakiewski, to unanimously approve request V 21-21. 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 21-22 – to: (1) reduce the front yard setback from the minimum required 27 feet (@20% of lot depth) to 19.51 feet and (2) reduce the corner side yard setback from the minimum required 15 feet to 5 feet. The request is needed to construct a new SFR with a detached garage. The subject property is located within the 11th District with the common address of 7058 W. 73rd Street, Chicago, IL. 60638.

Motion:

The motion was made by ZBA Acting Chairman Montes, seconded by ZBA Member Oszakiewski, to approve request V 21-22. 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 Member Pedersen, seconded by ZBA Member Oszakiewski, 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)**