

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
October 6, 2021 at 10:00AM

ATTENDANCE

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

Absent: None (0)

Approval of the minutes from the meeting of September 1, 2021.

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

Vote:

Present: Montes, Oszakiewski, Pedersen, 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:

PUBLIC HEARING AGENDA ITEMS

The following items were scheduled for a public hearing before the Cook County Zoning Board of Appeals:

VARIANCES

Description: V 21-52 – 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 12531 S. Major Avenue, Palos Heights, IL. 60463.

Motion: The motion was made by ZBA Acting Chairman Montes, seconded by ZBA Member Oszakiewski to approve V 21-52. The motion was carried by the following vote.

Vote:

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

Nay: None (0)

Present: Pedersen (1)

Abstain: None (0)

Absent: None (0)

Description: **V 21-53** - to reduce the rear yard setback from minimum required 50 feet to an existing 30.25 feet to construct an addition onto an existing single-family residence. The subject property common address is 12748 S. 86th Avenue, Palos Park, IL. 60464.

Motion: **The motion was made by ZBA Acting Chairman Montes, seconded by ZBA Member Pedersen, to approve V 21-53. The motion was carried unanimously by the following vote.**

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

Description: **V 21-54** - to increase the height of fence in the front yard from maximum allowed 3 feet to 8 feet to replace an existing fence. The subject property common address is 8700 S. Western Avenue, Chicago, IL. 60620.

Motion: **The motion was made by ZBA Member Pedersen, seconded by ZBA Acting Chairman Montes, to approve V 21-54. The motion was carried unanimously by the following vote.**

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

Description: **V 21-55** - to increase the height of fence in the front and corner yard from the maximum allowed 3 feet to an existing 6 feet. The subject property common address is 2300 Fairfield Avenue, Melrose Park, IL. 60164.

Motion: **The motion was made by ZBA Acting Chairman Montes, seconded by ZBA Member Hamill, to continue V 21-55 to the November 3, 2021 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 21-56** – to: 1) reduce the front yard setback from the minimum required 25 feet (@20% of lot dept) to an existing 16 feet 8 inches, (2) reduce the left interior side yard setback from the minimum required 10 feet to an existing 2 feet 3 inches, and (3) increase the height of the above grade steps in the front yard from the maximum allowed 4 feet to a proposed 5 feet 4 inches. The variance is needed to complete interior remodeling and an addition onto an existing SFR. The subject property common address is 5005–07 S. Latrobe Avenue, Chicago, IL. 60638.

Motion: The motion was made by ZBA Acting Chairman Montes, seconded by ZBA Member Pedersen, to approve as amended V 21-56. The motion was carried by the following vote:

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

Description: V 21-57- to: (1) reduce the lot area from minimum required 40,000 square feet to an existing 34,511 square feet and (2) reduce lot width from minimum required 150 feet to an existing 131 feet to construct a new single-family residence on well and septic. The subject property common address of 407 Parkview Drive, Schaumburg, IL. 60193.

Motion: The motion was made by ZBA Acting Chairman Montes, seconded by ZBA Member Hamill, to approve request V 21-57. The motion was carried unanimously by the following vote.

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

Description: V 21-59- to increase the height of fence in the corner side yard from maximum allowed 3 feet to 5 feet. The subject property common address of 2124 Dora Street, Melrose Park, IL. 60164.

Motion: The motion was made by ZBA Acting Chairman Montes, seconded by ZBA Member Oszakiewski, to approve V 21-59 with a condition that the pillars be reduce to 5 feet. The motion was carried unanimously by the following vote.

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

Description: SU 21-06 - Special Use to expand an existing restaurant to include a drive thru window. The subject property common address is 2441 N. Mannheim Road, Franklin Park, IL. 60131.

Motion: The motion was made by ZBA Acting Chairman Montes, seconded by ZBA Member Hamill, to continue SU 21-06 to the November 3, 2021 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)

The motion was made by ZBA Acting Chairman Montes, seconded by ZBA Member Oszakiewski, 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)