

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
September 1, 2021 at 10:00AM**

ATTENDANCE

Present: Pedersen, Hamill, losco and Oszakiewski (4)

Absent: Montes (1)

Approval of the minutes from the meeting of August 4, 2021.

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

Vote:

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

Absent: Montes (1)

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 21-42** – 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 6801 W. 157th Place, Tinley Park, IL. 60477.

Motion: The motion was made by ZBA Member Hamill, seconded by ZBA Member losco to approve V 21-42. The motion was carried by the following vote.

Vote:

Ayes: losco, Hamill and Oszakiewski (3)

Nay: None (0)

Present: Pedersen (1)

Abstain: None (0)

Absent: Montes (1)

Description: V 21-44 - to increase the height of fence in the corner side yard from maximum allowed 3 feet to 4 feet. The subject property common address is 31W061 Wolsfeld Drive, Elgin, IL. 60120.

Motion: The motion was made by ZBA Member Hamill, seconded by ZBA Member losco, to approve V 21-44. The motion was carried unanimously by the following vote.

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

Description: V 21-49 - to increase the height of fence in the corner side yard from maximum allowed 3 feet to 8 feet to replace an existing 8 feet stockade wood fence with an 8 feet solid wood fence. The subject property common address is 620 Brainard Avenue, LaGrange Highlands, IL. 60525.

Motion: The motion was made by ZBA Member Oszakiewski, seconded by ZBA Member losco, to approve request V 21-49. The motion was carried unanimously by the following vote.

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

Description: V 21-50 – to increase the height of a fence located in the corner side yard from the maximum allowed 3 feet to a proposed 6 feet to replace an existing fence. The subject property common address is 5300 Morningview Drive, Hoffman Estates, IL. 60192.

Motion: The motion was made by ZBA Member Hamill, seconded by ZBA Member losco, to approve request V 21-50. The motion was carried by the following vote:

Vote: Ayes: losco, Hamill and Oszakiewski (3)
Nay: None (0)
Present: Pedersen (1)
Abstain: None (0)
Absent: Montes (1)

Description: V 21-51- to: (1) reduce the lot area from the minimum required 20,000 square feet to an existing 16,813 square feet, (2) reduce the lot width from minimum required 100 feet to an existing 83.72 feet, (3) reduce the front yard setback from the minimum required 30.65 feet (@ 20% of lot dept) to an existing 11.26 feet and (4) reduce the interior side yard setback from the required 15 feet to an existing 11.04 feet. The variance request is needed to add a roof onto the front patio. The subject property common address of 5816 Laurel Avenue, LaGrange, IL. 60525.

Motion: The motion was made by ZBA Member Hamill, seconded by ZBA Member Oszakiewski, to approve V 21-51. The motion was carried unanimously by the following vote.

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

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 Member losco, seconded by ZBA Member Hamill, to continue SU 21-06 to the October 6, 2021 Public Hearing. The motion was carried unanimously by the following vote.

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

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

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