

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
June 1, 2022, at 10:00AM**

ATTENDANCE

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

Absent: None (0)

Approval of the minutes from the meeting of May 4, 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 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 July 6, 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 22-13-** 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 Hamill to continue request V 22-13 to July 6, 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 Hamill, to continue request V 22-14 to July 6, 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 22-16- 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 ~~42~~ 13.5 feet and (3) reduce right interior side yard setback from minimum required 15 feet to a proposed ~~40~~ 13.5 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 Petersen, to approve as amended request V 22-16. The motion was carried by the following vote.

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

Nay: Hamill (1)

Present: None (0)

Abstain: None (0)

Absent: None (0)

Description:

V 22-18- to reduce the right interior side yard setback from minimum required 15 feet to a proposed 11.2 feet for an addition onto a single-family residence. The

subject property common address of **12713 S. 81st Court, Palos Park, IL. 60464.**

Motion: The motion was made by ZBA Acting Chairman Montes, seconded by ZBA Member Petersen, to deny request V 22-18. The motion was carried by the following vote.

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

Nay: None (0)

Present: Oszakiewski (1)

Abstain: None (0)

Absent: None (0)

Description: **V 22-19** - to reduce the rear yard setback from minimum required 40 feet to 26 feet to replace the existing sunroom with another of the same size and configuration. The subject property common address of **12733 S. Pebble Drive, Palos Park, IL. 60464.**

Motion: The motion was made by ZBA Acting Chairman Montes, seconded by ZBA Member losco, to continue request V 22-19 to July 6, 2022. The motion was carried by the following vote.

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

Nay: None (0)

Present: None (0)

Abstain: None (0)

Absent: None (0)

Description: **V 22-22** - 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 **12900 S. Parkside Drive, Palos Park, IL. 60464.**

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

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

Nay: None (0)

Present: None (0)

Abstain: None (0)

Absent: None (0)

Description: **V 22-23** - 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 **1155 W. Plainfield Road, LaGrange Highlands, IL. 60525.**

Motion: The motion was made by ZBA Acting Chairman Montes, seconded by ZBA Member losco, to approve request V 22-23. The motion was carried by the following vote.

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

Description: **SU 22-01 & V 22-15** The applicant is seeking a Special Use for Unique Use, to construct a new coffee shop with a drive thru lane. The applicant is also requesting a companion Variance to; (1) reduce the number of required parking spaces from 115 to 22, and (2) reduce the front yard setback from the minimum required 30 feet to 13.75 feet. if granted under the companion SU/UU (SU-22-01). The subject property common address is **4751 South Central Avenue, Chicago/Stickney, IL. 60638.**

Testimony taken

The motion was made by ZBA Acting Chairman Montes, seconded by Member Hamill, to adjourn. The motion was carried by the following vote:

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