

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
July 7, 2022, at 10:00AM**

ATTENDANCE

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

Absent: None (0)

Approval of the minutes from the meeting of June 1, 2022.

Motion: The motion was made by ZBA Acting Chairman Montes, seconded by ZBA Member Oszakiewski 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 22-13-** 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 August 3, 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 22-19** - 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 Petersen, to approve request V 22-19. 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 22-20** - to (1) reduce lot the area from the minimum required 20,000 square feet to 17,212 square feet (existing); (2) to reduce right interior side yard setback from minimum required 15 feet to 9.9 feet (existing), and (3) reduce left interior side yard setback from minimum required 15 feet to 11.5 feet (proposed). The request is needed to construct an addition onto an existing single-family residence on sewer service. The subject property common address **5940 S. Peck Avenue, LaGrange Highlands, IL. 60525.**

Motion: The motion was made by **ZBA Acting Chairman Montes, seconded by ZBA Member Hamill, to approve request V 22-20. 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 22-24** - reduce the rear yard setback from minimum required 50 feet to an existing 30 feet. The subject property common address of **76 Locust Road, Winnetka, IL. 60093.**

Motion: The motion was made by **ZBA Acting Chairman Montes, seconded by ZBA Member losco, to approve request V 22-24 as amended. 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 22-25** - to increase the height of a fence located in the corner side yard from the maximum allowed 3 feet to ~~6~~ 4 feet. The subject property common address of **15800 114th Court, Orland Park, IL. 60467.**

Motion: **The motion was made by ZBA Acting Chairman Montes, seconded by ZBA Member losco, to approve request V 22-25 as amended. 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 22-26** - to increase the height of a fence located in the corner side yard from the maximum allowed 3 feet to 6 feet. The subject property common address **1704 W. 55th Street, LaGrange Highlands, IL. 60525.**

Motion: **The motion was made by ZBA Acting Chairman Montes, seconded by ZBA Member losco, to approve request V 22-26. 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: **V 22-27** – to increase the height of a fence located in the corner side yard from the maximum allowed 3 feet to 6 feet. The subject property common address **10811 W. Wrightwood Avenue, Melrose Park, IL. 60164.**

Motion: **The motion was made by ZBA Acting Chairman Montes, seconded by ZBA Member losco, to approve request V 22-27. The motion was carried by the following vote.**

Ayes: Montes, losco, and Oszakiewski (3)

Nay: None (0)

Present: Hamill, Petersen (2)

Abstain: None (0)

Absent: None (0)

Description: **V 22-28** - (1) reduce the lot area from the minimum required 40,000 sq. ft. to an existing 29,753 sq. ft., (2) reduce the lot width from minimum required 150 ft. to an existing 100 feet, (3) reduce the left interior side yard setback from the minimum required 15 feet to 10.3 feet for the principal building and 4.7 feet for the accessory structure (wing wall), (4) reduce the right interior side yard setback from the minimum required 15 ft. to 12.7 feet at the building envelop and 7.1 feet for the accessory structure (wing wall), and (5) increase the F.A.R. from the

maximum allowed 0.15 to 0.21. The request is needed to construct a new single-family residence with an attached garage. The subject property common address of **14241 Hillcrest Road, Lemont, IL. 60439.**

Motion:

The motion was made by ZBA Acting Chairman Montes, seconded by ZBA Member Petersen, to continue request V 22-28 to August 3, 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:

SU 22-02 & V 22-21 The applicant is seeking a Special Use for a Unique Use to operate a commercial fueling station for local truck traffic. The companion Variance request seeks to reduce the corner side yard setback from the minimum required 30 feet to 13 feet, 4 inches to construct a commercial fueling station if granted under the companion Special Use (SU-22-02). The subject property common address is **5009 S. 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)