

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
October 5, 2022, at 10:00AM**

ATTENDANCE

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

Absent: None (0)

Approval of the minutes from the meeting of September 7, 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 22-34-** to: (1) reduce the lot area from the minimum required 40,000 square feet to an existing 18,669 square feet, (2) reduce the rear yard setback from the minimum required 50 feet to 24.9 feet (existing principal building), and (3) reduce the right interior side yard setback from 5 feet to 2.4 feet (existing accessory structure). The variance is required to construct a 2nd story addition onto a single-family residence. The subject property common address of **14041 Central Avenue, Midlothian, IL. 60445.**

Motion: The motion was made by Acting Chairman Montes, seconded by ZBA Member Pedersen to approve request V 22-34. 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 22-35-** to increase the height of a fence located in the corner side yard from the maximum allowed 3 feet to 6 feet for an after the fact replacement of an existing fence. The subject property common address of **2051 Kirschhoff Street, Melrose Park, IL. 60164.**

Motion: **The motion was made by ZBA Acting Chairman Montes, seconded by ZBA Member losco, to approve request V 22-35. The motion was unanimously 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 22-36-** seeks to increase the height of a fence located in the front yard from the maximum allowed 3 feet to 6 feet. The subject property common address of **6201 W. 127th Street, Palos Heights, IL. 60463.**

Motion: **The motion was made by ZBA Acting Chairman Montes, seconded by ZBA Member Oszakiewski, to approve V 22-36. 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 22-37-** seeks to increase the height of a fence located in the corner yard from the maximum allowed 3 feet to 6 feet. The subject property common address of **10900 W. Grand Avenue, Northlake, IL. 60164.**

With the knowledge that the Variance in question was for an existing fence in the rear side yard; A motion was made by ZBA Member Peterson, Seconded by Member losco, to not consider an inquiry made as an objection due to it specifying that if the variance was pertaining to the already existing fence in the rear side yard, they had no objection.

The motion was unanimously 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)

Motion:

The motion was made by ZBA Acting Chairman Montes, seconded by ZBA Member losco, to approve V 22-37. 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 22-39- to: (1) reduce the lot area from the minimum required 20,000 square feet to an existing 16,000 square feet, and (2) to reduce the front yard setback from the minimum required 32 feet (at 20% of lot depth) to an existing 30.8 feet in order to construct an addition to an existing single-family residence. The subject property common address of **1310 W. 59th Place, La Grange, IL. 60525.**

Motion:

The motion was made by ZBA Acting Chairman Montes, seconded by ZBA Member losco, to approve V 22-39. The motion was carried by the following vote.

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

Nay: None (0)

Present: Hamill (1)

Abstain: None (0)

Absent: None (0)

Description:

V 22-40- reduce the distance between the principal and accessory structures from the minimum required 10 feet to 6 feet to construct a proposed pavilion. The subject property common address **16424 Stuart Avenue, Orland Park, IL. 60467.**

Motion:

The motion was made by ZBA Acting Chairman Montes, seconded by ZBA Member losco, to approve request V 22-40. The motion was unanimously 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:

SU 22-03 - Special Use (SU) for a Planned Unit Development (PUD) to the zoning requirements of the R-5 Single Family Residence District. The SU/PUD is required to operate a ground mounted solar array facility to serve surrounding communities.

The subject property is located within the 6th District with the common address of 21944 Torrence Avenue, Chicago Heights, IL. 60411.

Motion: The motion was made by ZBA Acting Chairman Montes, seconded by ZBA Member Hamill, to approve request SU 22-03. 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)

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