

THE ZONING BOARD OF
APPEALS
OF COOK COUNTY, ILLINOIS

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**MINUTES OF THE ZONING BOARD OF APPEALS
August 3, 2022, at 10:00AM**

ATTENDANCE

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

Absent: None (0)

Approval of the minutes from the meeting of July 6, 2022.

Motion: The motion was made by ZBA Acting Chairman Montes, seconded by ZBA Member Pedersen 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 Pedersen to continue request **V 22-13** to **September 7, 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 Member Oszakiewski, seconded by ZBA Member losco, to continue request V 22-14 to September 7, 2022. The motion was carried unanimously 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 22-28 -** (1) reduce the lot area from the minimum required 40,000 square feet to an existing 29,753 square feet, (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 Hamill, to continue request V 22-28 to September 7, 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 22-29-** to: (1) reduce the lot area from the minimum required 40,000 square feet to an existing 21,005 square feet, and (2) reduce the lot width from minimum required 150 ft. to an existing 114 ft. for an addition onto an existing single-family residence on a septic system. The subject property common address of **1117 S. Hough Street, Barrington, IL. 60010.**

Motion:

The motion was made by ZBA Acting Chairman Montes, seconded by ZBA Member Petersen, to approve request V 22-29. The motion was carried unanimously 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 22-30- to: (1) reduce the corner side yard setback from the minimum required 15 feet to 11.92 feet (after-the-fact), and (2) reduce the distance between the principal and accessory building from the minimum required 10 feet to 2 feet 3/4 inches (after-the-fact). The variance is needed to bring the structure (gazebo) in conformance with the requirements of the Cook County Zoning Ordinance. The subject property common address of **2203 Emerson Avenue, Melrose Park, IL. 60164.**

Motion:

The motion was made by ZBA Acting Chairman Montes, seconded by ZBA Member Petersen, to approve request V 22-30. The motion was carried unanimously by the following vote.

Ayes: Montes, losco and Petersen (3)

Nay: Hamill (1)

Present: Oszakiewski (1)

Abstain: None (0)

Absent: None (0)

Description:

V 22-31- to: (1) reduce right interior side yard setback from minimum required 15 feet to 10 feet (proposed), and (2) reduce the front yard setback from minimum required 40 feet to 30 feet (proposed). The request is needed to construct a new single-family residence with an attached garage, and detached storage shed. The subject property common address of **930 W. 58th Street, LaGrange Highlands, IL. 60525.**

The application was withdrawn by the owner/applicant.

Description:

V 22-32- to reduce the lot area from the minimum required 40,000 square feet to an existing 19,826 square feet to construct an addition onto a single-family home on well and septic. The subject property common address of **1512 Marion Street, Schaumburg, IL. 60193.**

Motion: The motion was made by ZBA Acting Chairman Montes, seconded by ZBA Member Iosco, to approve request V 22-32. The motion was carried unanimously by the following vote.

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

Nay: None (0)

Present: None (0)

Abstain: None (0)

Absent: None (0)

Description: V 22-33- increase the height of a fence located in the front yard from the maximum allowed 3 feet to 5 feet. The subject property common address of **4952 S. Latrobe Avenue, Chicago/Stickney, IL. 60638.**

Motion: The motion was made by ZBA Acting Chairman Montes, seconded by ZBA Member Hamill, to approve request V 22-33. The motion was carried unanimously by the following vote.

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

Nay: None (0)

Present: None (0)

Abstain: None (0)

Absent: None (0)

Description: SU 22-03 The applicant is seeking a Special Use for a Unique Use 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 common address is **21944 Torrence Avenue, Chicago Heights, IL. 60411.**

Testimony taken.

Description: SU 22-01 & V 2215 4751 S. Central LLC, acting on behalf of J & R Estates, LLC (Jay Series), has petitioned the Zoning Board of Appeals for a Special Use (SU) for a Unique Use with a companion Variance (V-22-15) to the zoning requirements of the C-5 Commercial Transition District. The applicant is requesting a Special Use for a 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 ft. to 13.75 ft. if granted under the companion SU/UU (SU-22-01). The subject property is located within the 16th District with the common address of 4751 South Central Avenue, Chicago/Stickney, IL. 60638.

Motion:

The motion was made by ZBA Acting Chairman Montes, seconded by ZBA Member Petersen, to approve request SU 22-01 and V 22-15. The motion was carried unanimously by the following vote.

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