

THE ZONING BOARD OF
APPEALS
OF COOK COUNTY, ILLINOIS

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**MINUTES OF THE ZONING BOARD OF APPEALS
November 2, 2022, at 10:00AM**

ATTENDANCE

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

Absent: None (0)

Approval of the minutes from the meeting of October 5, 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 22-38-** to: (1) reduce the rear yard setback for the accessory shed from the minimum required 5 feet to an existing 2.5 feet, and (2) reduce the side yard setback for the accessory shed from 3 feet to 1 foot (existing). The variance is required to bring the existing shed into conformance. The subject property common address of **133 Winters Drive, Melrose Park, IL. 60164.**

Motion: The motion was made by Acting Chairman Montes, seconded by ZBA Member Pedersen to continue request V 22-38 to the December 7th ZBA public hearing. 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 22-41-** to: (1) reduce the rear yard setback from the minimum required 40 feet to 21.8 feet (existing) for a second story addition onto an existing single-family residence, and ~~(2) increase the height of the fence in the front and corner yard from the maximum allowed 3 ft. to 6 ft.~~ The subject property common address **3414 Garden Street, Northbrook, IL. 60085.**

Motion: The motion was made by ZBA Acting Chairman Montes, seconded by ZBA Member Petersen, to approve request V 22-41 as amended. 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 22-42-** to reduce the distance between the principal and accessory structures from the minimum required 10 feet to 4 feet to construct an addition onto an existing single-family residence. The subject property common address of **8837 W. 131st Place, Orland Park, IL. 60462.**

Motion: The motion was made by ZBA Acting Chairman Montes, seconded by ZBA Member Pedersen, to approve V 22-42. The motion was carried by the following vote.

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

Nay: None (0)

Present: None (0)

Abstain: None (0)

Absent: None (0)

Description: **V 22-43-** to: (1) reduce the lot area from the minimum required 10,000 square feet to an existing 7,543 square feet, and (2) reduce the front yard setback from the minimum required 25 feet (at 20% of lot depth) to 20 feet (proposed). The subject property common address of **4802 S. Lorel Avenue, Stickney, IL. 60638.**

Motion: The motion was made by ZBA Acting Chairman Montes, seconded by ZBA Member losco, to approve V 22-43. The motion was carried by the following vote.

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

Nay: None (0)

Present: None (0)

Abstain: None (0)

Absent: None (0)

Description:

V 22-45- 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 **8393 W. 131st Street, Palos, IL. 60464.**

Motion:

The motion was made by ZBA Acting Chairman Montes, seconded by ZBA Member losco, to approve V 22-45. The motion was carried by the following vote.

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

Motion:

The motion to reconsider was made by ZBA Acting Chairman Montes, seconded by ZBA Member Oszakiewski. The motion was carried by the following vote.

Ayes: Montes, Hamill, losco, Petersen and Oszakiewski (5)
Nay: None (0)
Present: None (0)
Abstain: None (0)
Absent: None (0)

The motion was made by ZBA Acting Chairman Montes, seconded by ZBA Member Oszakiewski, to approve V 22-45 with a condition. Conditions: Approved the request for a 6-foot fence in the front yard must be a see-through bar fence from the front of the house extending towards the end of the property line to the street, as well as going to the front of the property line with the gate and anything beyond that towards the rear of the privacy fence. 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 22-46- to increase the height of a fence along West 51st Street from the maximum allowed 6 feet to 8 feet 8 inches to replace an existing fence. The subject property common address **5063-5064 S. Merrimac Avenue, Chicago, IL. 60638.**

Motion:

The motion was made by ZBA Acting Chairman Montes, seconded by ZBA Member Petersen, to approve request V 22-46. 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)

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