

THE ZONING BOARD OF
APPEALS
OF COOK COUNTY, ILLINOIS

JAMES L. WILSON
SECRETARY OF THE BOARD



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MINUTES OF THE ZONING BOARD OF APPEALS

November 4, 2020 at 10:00AM
Virtual TEAMS Meeting

ATTENDANCE

Present: Montes, Oszakiewski, Iosco, Pedersen and Hamill (5)

Absent: (0)

Approval of the minutes from the meeting of October 7, 2020

Motion: The motion was made by ZBA Acting Chairman Montes, seconded by ZBA Member Petersen, to approve the minutes. The motion carried.

Vote:

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

Absent: (0)

PUBLIC TESTIMONY

The Zoning Board of Appeals called upon the following public speakers in accordance with the Illinois Open Meetings Act:

PUBLIC HEARING AGENDA ITEMS

The following items were scheduled for a virtual Microsoft Teams Public Hearing before the Cook County Zoning Board of Appeals:

VARIATIONS

Description: V 20-21– to reduce corner side yard setback from the minimum required 25 feet to a proposed 15 feet.

Motion: The motion was made by ZBA Acting Chairman Montes, seconded by ZBA Member Pedersen, to continue the case V 20-21 to December 2, 2020. The motion was carried by the following vote:

Vote:

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

Abstain: None (0)

Absent: None (0)

Description: **V 20-29**– (1) reduce the lot area from the minimum required 20,000 square feet to an existing 8,317 square feet (2) reduce the front yard set-back from the minimum required 40 feet to a proposed 12.6 feet, (3) reduce the rear yard set-back from the minimum required 50 feet to a proposed 8.5 feet and (4) increase the floor area ratio (FAR) from the maximum allowed 0.25 to a proposed 0.48. The request is needed to allow for the construction of a living room and garage addition onto an existing single-family residence.

Motion: **The motion was made by ZBA Acting Chairman Montes, seconded by ZBA Member Oszakiewski, to approve V 20-29. The motion was carried by the following vote:**

Vote: **Ayes: Montes, Iosco, Oszakiewski, Pedersen and Hamill (5)**

Abstain: None (0)

Absent: None (0)

Description: **V 20-34**– to increase the height of a fence located in the corner side yard from the maximum allowed 3 feet to a proposed 4 feet.

Motion: **The motion was made by ZBA Member Hamill, seconded by ZBA Member Pedersen, to approve V 20-34. The motion was carried by the following vote**

Vote: **Ayes: Montes, Iosco, Oszakiewski, Pedersen and Hamill (5)**

Abstain: None (0)

Absent: None (0)

Description: **V 20-33**– to reduce the rear yard setback from the minimum required 40 feet to an existing 31 feet for an after the fact screened porch addition onto a single-family residence.

Motion: **The motion was made by ZBA Acting Chairman Montes, seconded by ZBA Member Pedersen, to approve V 20-33.**

The motion was carried by the following vote:

Vote: **Ayes: Montes, Iosco, Oszakiewski, Pedersen and Hamill (5)**

Abstain: None (0)

Absent: None (0)

Description: **V 20-35**– to (1) increase the height of a fence located in the front yard from the maximum allowed 3 feet to a proposed 8 feet and (2) reduce the front yard set-back from the minimum required 30 feet to a proposed 22 feet. The request is needed to relocate a K-9 Training Facility for the Chicago Police Department.

Motion: **The motion was made by ZBA Acting Chairman Montes, seconded by ZBA Member Pedersen, to approve V 20-35. The motion was carried by the following vote**

Vote: **Ayes: Montes, Iosco, Oszakiewski, Pedersen and Hamill (5)**

Abstain: None (0)

Absent: None (0)

Description:

SU 20-05 - SU in the R-4 Single Family Residence District to operate a Community Center in an existing single-family home.

Motion:

The motion was made by ZBA Acting Chairman Montes, seconded by ZBA Member Hamill, to approve SU 20-05. The motion was carried by the following vote

Vote:

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

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)

Abstain: None (0)

Absent: None (0)