THE ZONING BOARD OF APPEALS
OF COOK COUNTY, ILLINOIS

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SECRETARY OF THE BOARD

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MINUTES OF THE ZONING BOARD OF APPEALS

January 8, 2020 at 1:00PM
69 W. Washington, 22nd Floor Conference Room, Chicago, Illinois 60602

ATTENDANCE

Present: Montes, Oszakiewski, Pedersen, Iosco and Hamill

Absent: None

Approval of the minutes from the meeting of December 4, 2019

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

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 public hearing before the Cook County Zoning Board of Appeals:

VARIATIONS

Description: **V 19-63** - to increase the height of a fence located in the front yard and corner side yard from the maximum allowed 3 feet to a proposed 6 feet

Motion: **The motion was made by ZBA Acting Chairman Montes, seconded by ZBA Member Oszakiewski to continue V 19-63 to the February 5, 2020 Public Hearing date. The motion was carried by the following vote:**

Vote: **Ayes:** Montes, Oszakiewski, Iosco, Pedersen and Hamill (5)
Absent: None

Description: **V 19-65** - to increase the height of decorative columns in the front yard from the maximum allowed 3 feet to a proposed 7 1/2 feet.

Motion: **The motion was made by ZBA Member Oszakiewski, seconded by ZBA Member Hamill, to approve V 19-65. The motion was carried by the following vote:**

Vote: **Ayes:** Montes, Oszakiewski, Iosco, Pedersen and Hamill (5)
Absent: None

Description: **V 19-66** - to increase the Floor Area Ratio (F.A.R.) from the maximum allowed 0.15 to a proposed 0.183. The variance is required for a proposed addition to an existing single-family home.

Motion: **The motion was made by ZBA Acting Chairman Montes, seconded by ZBA Member Hamill to approve V 19-66. The motion was carried by the following vote:**

Vote: **Ayes:** Montes, Oszakiewski, Iosco, Pedersen and Hamill (5)
Absent: None

Description: **V 19-67** - to (1) reduce the lot area from the minimum required 40,000 sq. ft. to an existing 21,280 sq. ft., and (2) reduce the lot width from the minimum required 150 ft. to an existing 120 ft. The request is required to allow for the construction of a new single-family residence with an attached garage served by private well and septic.

Motion: **The motion was made by ZBA Member Oszakiewski, seconded by ZBA Acting Chairman Montes to approve V 19-67. The motion was carried by the following vote:**

Vote: **Ayes:** Montes, Oszakiewski, Iosco, Pedersen and Hamill (5)
Absent: None

Description: **V 19-68** - to reduce the lot width from the minimum required 150 ft. to an existing 125 ft. The variance is required to construct a new single-family home with an attached garage on a private well and septic system.

Motion: **The motion was made by ZBA Acting Chairman Montes, seconded by ZBA Member Pedersen to approve V 19-68. The motion was carried by the following vote:**

Vote: **Ayes:** Montes, Oszakiewski, Iosco, Pedersen and Hamill (5)
Absent: None

Description: **V 20-01** to: (1) reduce the lot area from the minimum required 40,000 sq. ft. to an existing 20,118 sq. ft., (2) reduce the lot width from the minimum required 150 ft. to an existing 100 ft., and (3) reduce the front yard setback from the minimum required 40 ft. to an existing 30 ft. The request is required to re-build a single-family residence on an existing foundation served by a private well and septic system.

Motion: **The motion was made by ZBA Member Pedersen, seconded by ZBA Member Hamill to approve V 20-01. The motion was carried by the following vote:**

Vote: **Ayes:** Montes, Oszakiewski, Iosco, Pedersen and Hamill (5)
Absent: None

Description: **V 20-02** to: (1) reduce the rear yard setback from the minimum required 40 to an existing 3.6 ft., (2) reduce the left interior side yard setback from the minimum required 10 feet to an existing 1.4 ft., (3) reduce the right interior side yard setback

from the minimum required 10 to an existing 2.5 ft., (4) reduce the lot area from the minimum required 10,000 sq. ft. to an existing 6,704 sq. ft., and (5) reduce the lot width from the minimum required 60 ft. to an existing 50 ft. The variance is required to bring the property into compliance due to the construction of a new attached garage without a building permit.

Motion: **The motion was made by ZBA Acting Chairman Montes, seconded by ZBA Member Pedersen to approve V 20-02. The motion was carried by the following vote:**

Vote: **Ayes:** Montes, Oszakiewski, Iosco and Pedersen (4)
Abstain: Hamill (1)
Absent: None

Description: **MA 19-02** a Map Amendment to rezone the subject property from R-3 to R-5. The request is sought to allow for the subdivision of the parcel into three (3) separate lots.
Testimony was taken from owner of the Subject Property Mrs. Christine Bielik and Joseph Ryan MAI, licensed real estate appraiser.

The motion was made by ZBA Acting Chairman Montes, seconded by ZBA Member Pedersen, to adjourn. The motion was carried by the following vote:

Vote: **Ayes:** Montes, Oszakiewski, Pedersen, Iosco and Hamill (5)
Absent: None