

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

December 4, 2019 & 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 November 6, 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 19-31** - (1) to increase the height of a fence located in the front yard from the maximum allowed 3 ft. to a proposed 8 ft., (2) increase the height of a fence located in the rear yard from the maximum allowed 3 ft. to a proposed 8 ft., (3) increase the height of a fence located in the right interior side yard from the maximum allowed 6 ft. to a proposed 8 ft, and (4) increase the height of a fence located in the left interior side yard from the maximum allowed 6 ft. to a proposed 8ft.

Motion: **The motion was made by ZBA Acting Chairman Montes, seconded by ZBA Member Pedersen to defer V 19-31. The motion was carried by the following vote:**

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

Absent: None

Description: V 19-58 - to reduce the rear yard setback from the minimum required 50 ft. to an existing 30.2 ft. The variance is required to construct an addition onto an existing single-family residence.

Motion: The motion was made by ZBA Member Oszakiewski, seconded by ZBA Member Pedersen, to approve V 19-58. The motion was carried by the following vote:

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

Description: V 19-60 – (1) to reduce the right interior side yard setback from the minimum required 15 ft. to a proposed 10.2 ft., and (2) reduce the lot width from the minimum required 150 ft. to an existing 100 ft.

Motion: The motion was made by ZBA Acting Chairman Montes, seconded by ZBA Member Pedersen, to amend request V 19-60. The motion was carried by the following vote:

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

The motion was made by ZBA Acting Chairman Montes, seconded by ZBA Member Pedersen, to approve as amended V 19-60. The motion was carried by the following vote:

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

Description: V 19-61 - reduce the lot area from the minimum required 20,000 sq. ft. to a proposed 16,670 sq. ft.

Motion: The motion was made by ZBA Member Pedersen, seconded by ZBA Member Oszakiewski, to approve V 19-61. The motion was carried by the following vote:

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

Description: V 19-62- to reduce the left side yard setback from the minimum required 10 ft. to a proposed 5 ft.

Motion: The motion was made by ZBA Member Pedersen, seconded by ZBA Acting Chairman Montes, to approved V 19-62. The motion was carried by the following vote:

Vote: Ayes: Montes, Oszakiewski, Pedersen and losco (4)
Nay: Hamill (1)
Absent: None

Description: V 19-64 - seeks to reduce the lot width from the minimum required 150 ft. to an existing 140 ft. The variance is required to construct a new group home facility for girls. The property is located on a well and septic system.

Motion: The motion was made by ZBA Acting Chairman Montes, seconded by ZBA Member Pedersen, to approve V 19-64. The motion was carried by the following vote:

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

Absent: None

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

Vote:

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

Absent: None