

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 6, 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 October 2, 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:

George Blakemore, concerned citizen

PUBLIC HEARING AGENDA ITEMS

The following items were scheduled for a public hearing before the Cook County Zoning Board of Appeals:

VARIATIONS

Description: V 19-43 - to increase the height of a fence located in the corner side yard from the maximum allowed 3 ft. to a proposed 6 ft.

Motion: The motion was made by ZBA Acting Chairman Montes, seconded by ZBA Member Oszakiewski to approve V 19-43. The motion was carried by the following vote:

Vote: Ayes: Montes, Oszakiewski, Iosco and Hamill (4)

Absent: Pedersen (1)

Description: V 19-50 - to increase the height of a fence located in the corner side yard from the maximum allowed 3 ft. to a proposed 6 ft. The request is sought to give the residence more privacy and safety.

Motion: The motion was made by ZBA Member Oszakiewski, seconded by ZBA Member losco, to approve V 19-50. The motion was carried by the following vote:

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

Description: V 19-53 - to reduce the distance between the principle structure (house) and accessory structure (pool) from the minimum required 10 ft. to an existing 5 ft. 11 inches. The variance is needed to bring the property into compliance.

Motion: The motion was made by ZBA Pedersen, seconded by ZBA Member Oszakiewski, to continue case to approve V 19-53. The motion was carried by the following vote:

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

Description: V 19-54 - to reduce the rear yard setback from the minimum required 50 ft. to a proposed 40.25 ft. The request is sought to allow for the construction of an addition to an existing garage for a third car.

Motion: The motion was made by ZBA Acting Chairman Montes, seconded by ZBA Member Hamill, to approve V 19-54. The motion was carried by the following vote:

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

Description: V 19-55 increase the height of a fence in the front and corner side yards from the maximum allowed 3 ft. to a proposed ~~6-ft~~ 5 ft. The request is sought to give the residence more privacy and safety.

Motion: The motion was made by ZBA Member Pedersen, seconded by ZBA Member Hamill, to approved as amended V 19-55. The motion was carried by the following vote:

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

Description: V 19-56 - to reduce the front yard setback from the minimum required 28 ft. (20% of the lot depth) to an existing 6.5 ft. The variance is needed to bring the property into compliance.

Motion: The motion was made by ZBA Oszakiewski, seconded by ZBA Member Hamill, to approve V 19-56. The motion was carried by the following vote:

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

Description: V 19-57 - to increase the height of a fence in the corner side yard from the maximum allowed 3 ft. to a proposed 4 ft. The request is sought to replace an existing fence.

Motion: The motion was made by ZBA Acting Chairman Montes seconded by ZBA Member Pedersen, to approve V 19-57. The motion was carried by the following vote:

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

Description: **V 19-59** - (1) reduce the right interior side yard setback from the minimum required 10 feet to an existing 4.9 ft., (2) reduce the front yard setback from the minimum required 26.8 ft. (20% of lot depth) to an existing 20.4 ft., (3) reduce the lot area from the minimum required 10,000 sq. ft. to an existing 6,700 sq. ft., and (4) reduce the lot width from the minimum required 60 ft. to an existing 50 ft. The request is sought to allow for the construction of a dormer addition and detached garage on an existing single-family residence.

Motion: **The motion was made by ZBA Oszakiewski, seconded by ZBA Member Pedersen, to approve V 19-59. 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 Oszakiewski, to adjourn. The motion was carried by the following vote:

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