

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

October 2, 2019 & 1:00PM
69 W. Washington, 22nd Floor Conference Room, Chicago, Illinois 60602

ATTENDANCE

Present: Montes, Oszakiewski, Pedersen, losco and Hamill

Absent: None

Approval of the minutes from the meeting of September 4, 2019.

Vote:

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

PUBLIC TESTIMONY

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

No Public Testimonies

PUBLIC HEARING AGENDA ITEMS

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

VARIATIONS

Description: **V 19-33** - (1) reduce the lot area from the minimum required 40,000 sq. ft. to an existing 12,800 sq. ft., (2) reduce the lot width from the minimum required 150 ft. to an existing 99.23 ft., (3) reduce both interior side yard setbacks from the minimum required 15 ft. to 10 ft., (4) reduce the rear yard setback from the minimum required 50 ft. to 34.4 ft., and (5) increase the floor area ratio (FAR) from the maximum allowed 0.25 to a proposed 0.30. The request is sought to allow for the construction of a single-family residence with an attached garage on well and septic.

Motion: **The motion was made by ZBA Member Oszakiewski, seconded by ZBA Member Pedersen, to approve V 19-33. The motion was carried by the following vote:**

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

Description: **V 19-37** - (1) reduce the left interior side yard setback from the minimum required 15 ft. to an existing 10.2 ft., (2) reduce the right interior side yard setback from 15 ft. to an existing 13.6 ft. The request is sought to construct a first and second story addition on a single-family residence.

Motion: **The motion was made by ZBA Acting Chairman Montes, seconded by ZBA Member Pedersen, to approve V 19-37. The motion was carried by the following vote:**

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

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 continue case to November 6, 2019 ZBA Public Hearing. The motion was carried by the following vote:**

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

Description: **V 19-44** - (1) reduce the front yard setback from the minimum required 20 ft. (at 20% of lot depth) to 5.5 ft. for an existing accessory structure, (2) reduce the left interior side yard setback from 10 ft. to 8.3 ft. (existing principle), (3) reduce the left interior side yard setback from the minimum required 3 ft. to 2.5 ft. (existing accessory), and (4) reduce the rear yard setback from the minimum required 40 ft. to 31.5 ft. (existing principle).

Motion: **The motion was made by ZBA Member Oszakiewski, seconded by ZBA Member Pedersen, to Receive and File V 19-44. The motion was carried by the following vote:**

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

Description: **V 19-46** - increase height of fence located in the corner side yard from the maximum allowed 3 ft. to a proposed 4 ft.

Motion: **The motion was made by ZBA Member Oszakiewski, seconded by ZBA Member Hamill, to approve V 19-46. The motion was carried by the following vote:**

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

Description: **V 19-48** - (1) reduce the lot area from the minimum required 40,000 sq. ft. to an existing 31,448 sq. ft., and (2) reduce the lot width from the minimum required 150 ft. to an existing 108 ft. The request is sought for an addition and remodeling of an existing single-family residence on a septic system.

Motion: The motion was made by ZBA Acting Chairman Montes, seconded by ZBA Member Pedersen, to approve V 19-48. The motion was carried by the following vote:

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

Description: V 19-49 - reduce the rear yard setback from the minimum required 30 ft. to 24.6 feet. The request is sought to construct a new single-family home.

Motion: The motion was made by ZBA Member Oszakiewski seconded by ZBA Member Pedersen, to approve V 19-49. The motion was carried by the following vote:

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

Description: V 19-51 - reduce the distance between the principal (house) and accessory structure (detached garage) from the minimum required 10 ft. to an existing 8.22 ft. The request is sought to construct an addition to the existing single-family residence.

Motion: The motion was made by ZBA Acting Chairman Montes, seconded by ZBA Member Hamill, to approve V 19-51. The motion was carried by the following vote:

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

Description: V 19-52 - increase height of fence in the front yard from the maximum allowed 3 ft. to a proposed 6 ft. The request is sought to give the residence more privacy.

Motion: The motion was made by ZBA Acting Chairman Montes. The motion died for lack of a second.

The motion was made by ZBA Member Pedersen, to approve V 19-52 with an amendment to increase the fence to 5 feet, seconded by ZBA Member Hamill. The motion was carried by the following vote:

Vote: Ayes: Oszakiewski, losco, Pedersen and Hamill (4)
Nay: Montes (1)

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