

THE ZONING BOARD OF
APPEALS
OF COOK COUNTY, ILLINOIS

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**MINUTES OF THE ZONING BOARD OF APPEALS
January 4, 2023, at 10:00AM**

ATTENDANCE

Present: Montes, Oszakiewski, Petersen, losco, and Hamill (5)

Absent: None (0)

Approval of the minutes from the meeting of December 7, 2022.

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

Vote:

Present: Montes, Oszakiewski, Petersen, losco, and Hamill (5)

Absent: None (0)

PUBLIC TESTIMONY

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

Description: V 2301- to increase the height of a fence located in the front yard (through lot) from the maximum allowed 3 feet to 7 feet. The subject property common address of 30 Woodley Road, Winnetka, IL. 60093.

Motion: The motion was made by Acting Chairman Montes, seconded by ZBA Member losco to approve request V-2301. The motion was carried by the following vote.

Ayes: Montes, Oszakiewski, losco, and Hamill (4)

Nay: None (0)

Present: Petersen (1)

Abstain: None (0)

Absent: None (0)

Description: **V 2302-** to increase the height of an accessory structure from maximum allowed 15 feet to 20 feet to construct a detached garage. The subject property common address **6628 W. 147th Street, Oak Forest, IL. 60452.**

Motion: **The motion was made by ZBA Acting Chairman Montes, seconded by ZBA Member Pedersen, to approve request V 2302. The motion was carried by the following vote.**

Ayes: Montes, Petersen, losco, and Hamill (4)

Nay: None (0)

Present: Oszakiewski (1)

Abstain: None (0)

Absent: None (0)

Description: **V 2303-** to reduce both interior side yard setbacks from minimum required 15 feet to 10 feet (existing) to construct an addition onto a single-family home. The subject property common address of **1679 W. 60th Street, La Grange Highlands, IL. 60525.**

Motion: **The motion was made by ZBA Acting Chairman Montes, seconded by ZBA Member Oszakiewski, to continue V 2303 to the February 1, 2023, ZBA Public Hearing. The motion was carried unanimously by the following vote:**

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

Nay: None (0)

Present: None (0)

Abstain: None (0)

Absent: None (0)

Description: **V 2304-** seeks to (1) reduce the lot area from the minimum required 40,000 square feet to an existing 13,888 square feet, and (2) reduce the lot width from the minimum required 150 feet to an existing 75 feet to allow for the construction of a new single-family residence with an attached garage on well and septic. The subject property common address of **923 S. Grove Avenue, Barrington, IL. 60010.**

Motion: **The motion was made by ZBA Acting Chairman Montes, seconded by ZBA Member losco, to approve V 2304. The motion was carried by the following vote.**

Ayes: Montes, losco, Petersen and Oszakiewski (5)

Nay: None (0)

Present: Hamill (1)

Abstain: None (0)

Absent: None (0)

Description: **V 2305-** to increase the height of a fence in the front yard from the maximum allowed 3 feet to 5 feet. The subject property common address **919 61st Street, La Grange Highlands, IL. 60525**

Motion:

The motion was made by ZBA Acting Chairman Montes, seconded by ZBA Member Petersen, to approve V 22-50. The motion was carried by the following vote.

Ayes: Montes, losco and Petersen (3)

Nay: None (0)

Present: Hamill, Oszakiewski (2)

Abstain: None (0)

Absent: None (0)

MA-22-01

Schneider Resources, Inc, acting on behalf of CPI/DSP 4900 S. Merrimac, Owner LLC, has petitioned the Zoning Board of Appeals for a Map Amendment (MA) in the I-3 Intensive Industrial District. The applicant is requesting a Map Amendment to rezone the subject property from I-3 to I-4 (Motor Freight District) to permit the operation of a trucking facility with a motor freight terminal, slow-maneuver driver training yard and trailer, and truck storage. The subject property is located within the **16th District** with the common address **4900 S. Merrimac Avenue, Chicago/Stickney, IL. 60638.**

Motion:

The motion was made by ZBA Acting Chairman Montes, seconded by ZBA Member losco, to approve MA-22-01. The motion was carried unanimously by the following vote:

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

Nay: None (0)

Present: None (0)

Abstain: None (0)

Absent: None (0)

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

Vote:

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

Nay: None (0)

Abstain: None (0)

Absent: None (0)