

THE ZONING BOARD OF
APPEALS
OF COOK COUNTY, ILLINOIS

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**MINUTES OF THE ZONING BOARD OF APPEALS
November 1, 2023, at 11:00AM**

ATTENDANCE

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

Absent: Pedersen (1)

Approval of the minutes from the meeting of September 6, 2023.

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

Vote:

Present: Montes, Oszakiewski, losco, and Hamill (4)
Absent: Pedersen (1)

PUBLIC TESTIMONY

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

Description: **V 2336** – to: 1) reduce the front yard setback from the minimum required 27 feet (@ 20% of lot depth) to 19.51 feet, and (2) reduce the corner side yard setback from 15 feet to 5 feet. The variance is required to construct a single-family residence, and to bring an after the fact detached garage into conformance with the Cook County Zoning Ordinance. The subject property common address of **7058 W. 73rd Street, Chicago/Stickney, IL. 60638.**

Motion: The motion was made by ZBA Acting Chairman Montes, seconded by ZBA Member losco to approve V 2336. The motion carried unanimously.
Ayes: Montes, Hamill, losco, and Oszakiewski (4)
Nay: None (0)
Present: None (0)
Abstain: None (0)
Absent: Pedersen (1)

Description: **V 2337-** to: (1) reduce the lot area from the minimum required 40,000 sq. ft. to 13,127 sq. ft. (existing), (2) reduce the lot width from minimum required 150 ft. to 132.3 ft. (existing), and (3) reduce the rear yard setback from 50 ft. to 21.3 ft. The variance is required to construct a new single-family residence on well and septic. The subject property common address **11300 157th Street, Orland Park, IL. 60467.**

Motion: **The motion was made by ZBA Acting Chairman Montes, seconded by ZBA Member Oszakiewski to approve V 2337. The motion was carried unanimously by the following vote.**

Ayes: Montes, Hamill, losco, and Oszakiewski (4)
Nay: None (0)
Present: None (0)
Abstain: None (0)
Absent: Pedersen (1)

Description: **V 2338-** to increase the height of a fence in the corner side yard from the maximum allowed 3 feet to 6 feet. The subject property common address is **9549 Forest Place, Des Plaines, IL. 60016.**

Motion: **The motion was made by ZBA Acting Chairman Montes, seconded by ZBA Member losco, to approve V 2338. The motion was carried by the following vote.**

Ayes: Montes, Hamill, losco, and Oszakiewski (4)
Nay: None (0)
Present: None (0)
Abstain: None (0)
Absent: Pedersen (1)

Description: **SU2303-** Special Use (SU) in the R6 General Residence District. The SU is required to operate a commercial, private indoor recreational facility. The subject property is located within the 14th District with the common address of 3600 Techny Road, Northbrook, IL. 60062.

Testimony was taken.

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

Vote: Ayes: Montes, Hamill, losco, and Oszakiewski (4)
Nay: None (0)
Present: None (0)
Abstain: None (0)
Absent: Pedersen (1)