

THE ZONING BOARD OF
APPEALS
OF COOK COUNTY, ILLINOIS

JAMES L. WILSON
SECRETARY OF THE BOARD



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**REVISED MINUTES OF THE ZONING BOARD OF APPEALS
JULY 5, 2023, at 10:00AM**

ATTENDANCE

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

Absent: losco (1)

Approval of the minutes from the meeting of June 7, 2023.

Motion: The motion was made by ZBA Acting Chairman Montes, seconded by ZBA Member Hamill to include ZBA Member Petersen virtually to the hearing. The motion carried unanimously.

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

Vote:

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

Nay: 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 2321** to increase the height of an accessory structure from maximum allowed 15 feet to 19.8 feet to construct a garage with attic space. The subject property common address is **2085 Frost Road, Schaumburg, IL. 60195.**

Motion: The motion was made by ZBA Acting Chairman Montes, seconded by ZBA Member Petersen, to approve V 2321. The motion was carried unanimously by the following vote:

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

Nay: None (0)

Present: None (0)

Abstain: None (0)

Absent: losco (1)

Description: **V 2322-** to reduce the rear yard setback from the minimum required 50 feet to 38.3 feet to construct a new four-season room addition to replace an existing gazebo. The subject property common address is **1512 Illinois Street, Schaumburg, IL. 60193.**

Motion: **The motion was made by ZBA Acting Chairman Montes, seconded by ZBA Member Hamill to approve V 2322. The motion was carried unanimously by the following vote.**

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

Nay: None (0)

Present: None (0)

Abstain: None (0)

Absent: losco (1)

Description: **V 2323-** to reduce the lot width from the minimum required 150 feet to an existing 131.37 feet to construct an addition onto a single-family home served by well and septic. The subject property common address is **14800 S. 82nd Avenue, Orland Park, IL. 60462.**

Motion: **The motion was made by ZBA Acting Chairman Montes, seconded by ZBA Member Oszakiewski, to approve V 2323. The motion was carried by the following vote.**

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

Nay: None (0)

Present: None (0)

Abstain: None (0)

Absent: losco (1)

Description: **V 2324-** seeks to: (1) reduce the lot area from the minimum required 40,000 square feet to 22,900 square feet (existing) and, (2) reduce the lot width from minimum required 150 feet to 107 feet (existing) to construct a new single-family residence on well and septic. The subject property common address is **1414 Oak Avenue, Lemont, IL. 60439.**

Motion: **The motion was made by ZBA Member Oszakiewski, seconded by ZBA Acting Chairman Montes, to approve V 2324. The motion was carried by the following vote.**

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

Nay: None (0)

Present: None (0)

Abstain: None (0)

Absent: losco (1)

Description: **V 2327-** to increase the height of an accessory structure from the maximum allowed 15 feet to 17.5 feet to replace a pole barn that was destroyed in a fire. The subject property common address is **18158 Lawndale Avenue, Homewood, IL. 60430.**

Motion: The motion was made by ZBA Member Oszakiewski, seconded by ZBA Member Hamill, to approve V 2327. The motion was carried by the following vote.

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

Nay: None (0)

Present: None (0)

Abstain: None (0)

Absent: losco (1)

Description: **V 2328-** to: (1) increase the Floor Area Ratio (F.A.R.) from the maximum allowed 0.40 to 0.44 (proposed), (2) increase the height of the accessory structure from the maximum allowed 15 feet to 16 feet (proposed), and (3) reduce the right interior side yard setback from minimum required 3 feet to 1 foot (proposed) to construct a detached garage. The subject property common address is **5016 S. Lotus, Chicago, IL. 60638.**

Motion: The motion was made by ZBA Acting Chairman Montes, seconded by ZBA Member Oszakiewski, to approve V 2328. The motion was carried by the following vote.

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

Nay: None (0)

Present: None (0)

Abstain: None (0)

Absent: losco (1)

Description: **MA 2301 & SU 2302-** to Map Amendment (MA) with a companion Special Use (SU) in a R-5 Single Family Residence District. The applicant is requesting a Map Amendment to rezone the subject property from R-5 to C-6 (Automotive Service District) to operate a self-storage, truck/trailer sharing and leasing service and related retail sales. The applicant is also seeking a Special Use, if the companion Map Amendment is granted, to allow for the operation of the self-storage, truck/trailer sharing or leasing services and related retail sales. The subject property common address **161 IL Route 59, Bartlett, IL. 60120.**

Testimony taken

Motion: The motion was made by ZBA Acting Chairman Montes, seconded by ZBA Member Hamill, to amend application to include Planned Unit Development (PUD) to the SU. The motion was carried by the following vote.

Vote: **Ayes:** Montes, Oszakiewski and Hamill (3)

Nay: None (0)

Abstain: None (0)
Absent: losco, Pedersen (2)

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

Vote:

Ayes: Montes, Oszakiewski and Hamill (3)
Nay: None (0)
Abstain: None (0)
Absent: losco, Pedersen (2)