

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 15, 2023, at 11:00AM**

ATTENDANCE

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

Absent: Pedersen (1)

Approval of the minutes from the meeting of November 1, 2023.

Motion: The motion was made by ZBA Member Oszakiewski, seconded by ZBA Member losco to approve the minutes as amended. 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.**

Letter of Objection read into the record.

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 2340-** to reduce the front yard setback from the minimum required 30 feet to 24.25 feet (proposed) to construct a front porch The subject property common address **2133 N. Hawthorne Ave, Melrose Park, IL. 60164.**

Motion: **The motion was made by ZBA Acting Chairman Montes, seconded by ZBA Member Hamill to approve V 2340. 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: **SU2304-** Special Use (SU) for Unique Use in the R5 Single Family Residence District to operate a short-term rental business for up. The subject property is located within the 15th District with the common address of 1005 S. Hough St, Barrington, IL. 60010.

Testimony was taken.

The motion was made by ZBA Acting Chairman Montes, seconded by ZBA Member Oszakiewski 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)