

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
February 7, 2024, at 11:00AM**

ATTENDANCE

Present: Montes, Hamill, losco, Oszakiewski, and Pedersen (Via MS Teams) (5)

Absent: None (0)

Approval of the minutes from the meeting of January 3, 2024.

Motion: The motion was made by ZBA Acting Chairman Montes, seconded by ZBA Member Oszakiewski, moved to approve the minutes and that Member Pedersen was present Via MS Teams. The motion carried unanimously.

Vote:

Present: Montes, Hamill, losco, Oszakiewski, and Pedersen (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 2342** – to increase the height of a fence in the front yard from the maximum allowed 3 feet to 5 feet for an after-the-fact fence. The subject property is located within the **16th District** with the common address **4957 S. Latrobe Avenue, Chicago/Stickney, IL. 60638.**

Motion: The motion was made by ZBA Acting Chairman Montes and seconded by ZBA Member Oszakiewski, to approve V 2342 with the following conditions. The conditions are as follows:

- 1) **The height of the fence will be restricted to 4 feet in height and will be either wrought iron, aluminum, or other comparable materials. The fence shall extend from the Northwest corner of the property to the Southwest corner of the property along the West Elevation (front of house). The fence shall extend along the South elevation (side yard) from the**

Southwest corner of the property to align with the gate post of the adjacent neighbor, approximately a 25' – 30' setback from the West property line.

- 2) The fence will not be used for privacy purposes but will be of an aesthetic with a minimum of a least 50% visibility (or greater) between the distance of pickets/slats and adjacent open space.
- 3) The fence will have interior latches that will allow first responders the ability to open the gate in the event of an emergency.
- 4) The fence will have the address numbers installed onto it so that first responders can immediately identify the property address.

The motion was carried by unanimously the following vote.

Ayes: Montes, Hamill, Iosco, Oszakiewski, and Pedersen (5)
Nay: None (0)
Present: None (0)
Abstain: None (0)
Absent: None (0)
Objector(s): Yes

Description: V 2343 – to reduce the distance between the principal (house) and accessory structure (metal canopy) from the maximum allowed 10 feet to 5 feet (proposed). The subject property is located within the **16th District** with the common address **4852 S. Latrobe Avenue, Chicago/Stickney, IL. 60638.**

Motion: The motion was made by ZBA Acting Chairman Montes, seconded by ZBA Member Oszakiewski, to approve V 2343 with the following condition:

The condition: The canopy must never be enclosed.

The motion was carried unanimously by the following vote.

Ayes: Montes, Hamill, Iosco, Oszakiewski, and Pedersen (5)
Nay: None (0)
Present: None (0)
Abstain: None (0)
Absent: None (0)
Objector(s): No

Description: **V 2402** – to; 1) reduce the lot area from the minimum required 10,000 square feet to an existing 3,142 square feet, 2) reduce lot width from 60 feet to an existing 25 feet, 3) reduce front yard setback from 30 feet to 12.2 feet, 4) reduce left interior side yard setback from 10 feet to 3 feet for the principal structure and 5 feet to 2 feet for accessory structure, 5) reduce right interior side yard setback from 10 feet to 3 feet for the principal structure, and from 5 feet to 3 feet for the accessory structure, 6) reduce the rear yard setback from the minimum required 5 feet to 3 feet, 7) increase the Floor Area Ratio from maximum allowed 0.40 to ~~0.88~~ 0.71 in order to construct a new single-family residence with detached garage. The subject property is located within the **16th District** with the common address of **4836 S. Long Avenue, Chicago/Stickney, IL. 60638.**

Motion: **The motion was made by ZBA Acting Chairman Montes and seconded by ZBA Member Oszakiewski, to approve V 2402 as amended. The amendment is that the Floor Area Ratio is 0.71. The motion was carried unanimously by the following vote.**

Ayes: Montes, Hamill, losco, Oszakiewski, and Pedersen (5)
Nay: None (0)
Present: None (0)
Abstain: None (0)
Absent: None (0)
Objector(s): Yes

Description: **V 2403** – to reduce both side yard (left and right) setbacks from the minimum required 10 feet to an existing 6.4 feet, in order to build a second story addition to an existing single-family residence. The subject property is located within the **9th District** with the common address of **118 Morrison Avenue, Mt. Prospect, IL. 60056.**

Motion: **The motion was made by ZBA Acting Chairman Montes, seconded by ZBA Member losco to approve V 2403. The motion was carried unanimously by the following vote.**

Ayes: Montes, Hamill, losco, Oszakiewski, and Pedersen (5)
Nay: None (0)
Present: None (0)
Abstain: None (0)
Absent: None (0)
Objector(s): No

Description: **V 2404** – to: (1) reduce front yard setback from the minimum allowed 30 feet to an existing 24.8 feet, and (2) reduce **the** left interior side yard setback from the minimum 10 feet to an existing 9.9 feet (existing principal structure) and from the minimum required 5 feet to an existing 1.3 feet for interior remodeling of a single-family residence. The subject property is located within the 16th District with the common address of **10253 Dickens Avenue, Melrose Park, IL. 60164.**

Motion: **The motion was made by ZBA Acting Chairman Montes, seconded by ZBA Member losco, to continue case V-2404 to the March 6th, 2024, Public Hearing date. The motion was carried unanimously by the following vote.**

Ayes: Montes, Hamill, losco, Oszakiewski, and Pedersen (5)
Nay: None (0)
Present: None (0)
Abstain: None (0)
Absent: None (0)
Objector(s): No

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

Vote: **Ayes: Montes, Hamill, losco, Oszakiewski, and Pedersen (5)**
Nay: None (0)
Abstain: None (0)
Absent: None (0)