

**VILLAGE OF BELLWOOD
ZONING BOARD OF APPEALS MEETING AGENDA
DECEMBER 8, 2020**

The Zoning Board of Appeals of the Village of Bellwood will conduct its regular meeting on Tuesday, December 08, 2020 at 7:00 p.m. in the Village Board Room at 3200 Washington Boulevard, Bellwood, IL 60104-1984 for the purposes of considering the following agenda:

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Approval of Minutes for October Hearing Agenda
5. Old Business
 - A. Variance Request Case # 20-ZBA 03- To allow the installation of fence to extend forward of the building line (front yard). The property needs a zoning variance as the fence is planned to be built on the front of the lot and that is not permitted. The fence is a combination of brick/iron fence 7ft in height to enhance the visual aesthetics of the property as it is located along one of Bellwood’s main streets. There will also be an 8ft high chain link fence that would be installed behind the property and in between the neighboring property. The lot is in an I-2 General Industrial District at 2800 W. Washington Blvd, G.J Nikolas & Co., Owner.
 - B. Zoning Relief and Variance Request Case # 20-ZBA-05– To allow the construction of a rear addition to a 1 story house on a legal-nonconforming lot in an R-4 General Residential District at 537 23rd. James W. May, Owner.
 - C. Variance Request Case # 20-ZBA 06– To allow the construction of a shed in a rear yard that already exceeds the rear yard lot coverage at 42%. Construction of the shed would increase the coverage to 49%. The Property is a legal-non conforming lot in an R-1 Single Family Residential District at 1020 24TH Ave. Magdalena Miranda, Owner.
6. New Business
 - A. Zoning Relief and Variance Request Case # 20-ZBA 08- For the construction of a garage on a legal-nonconforming lot. This project will cause the rear yard to exceed the 40% allowable coverage. It is in an R-1 Single Family Residential District at 124 Bohland. Jerry Johnson, Owner.
 - B. Zoning Relief and Variance Request Case # 20-ZBA-09- For the construction of a second story enlargement of an attic and make it into a second story living space on a legal-nonconforming lot in an R-1 Single Family Residential District at 227 Granville Ave, Pat Nath- Bellwood Riverdale LLC, Owner.
 - C. Variance Request Case # 20-ZBA 07- To allow the installation of multiple wall signs and installation of window signs that go over the allowed coverage by code. Signs are located on the 25th Ave frontage and the South parking lot frontage of the building. They have two frontages due to one of the frontages (the parking lot) being within the parameters of the exception

mentioned on the code to be counted as an additional frontage. The lot is in an I-2 General Industrial District at 950 25th Ave., Amerco Real Estate Co., Owner.

D. Public Comment

E. Adjournment

NOTE: The Village of Bellwood acting in compliance with the Americans with Disabilities Act (ADA), requests that any persons with disabilities who have questions about the accessibility of the meeting or facility, contact Janel Moreland, Village Clerk, at (708) 547-3500, extension 1100, to allow us to make reasonable accommodations with the facility for these individuals.