

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  
August 4, 2021 at 10:00AM

ATTENDANCE

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**Present:** Montes, losco, Oszakiewski and Pedersen (5)

**Absent:** Hamill (1)

Approval of the minutes from the meeting of July 7, 2021.

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

**Vote:**

**Ayes:** Montes, losco, Oszakiewski and Pedersen (4)

**Absent:** Hamill (1)

PUBLIC TESTIMONY

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

PUBLIC HEARING AGENDA ITEMS

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The following items were scheduled for a public hearing before the Cook County Zoning Board of Appeals:

**VARIANCES**

**Description:** V 21-36 – to increase the height of a fence located in the corner side yard from the maximum allowed 3 feet to a proposed 5 feet. The subject property common address is 13020 Holmes Drive, Palos Park, IL. 60464.

**Motion:** The motion was made by ZBA Acting Chairman Montes, seconded by ZBA Member Pedersen to approve V 21-36. The motion was carried by the following vote.

**Vote:**

**Ayes:** Montes, losco, Pedersen and Oszakiewski (4)

**Nay:** Pedersen (1)

**Present:** None (0)

**Abstain:** None (0)

**Absent:** Hamill (1)

**Description:** V 21-35 (1) reduce the lot area from the minimum required 20,000 square feet to an existing 10,411 square feet and (2) reduce the lot width from the minimum required 100 feet to an existing 89.9 feet for an after-the-fact fence replacement. The subject property common address is 5910 S. Brainard Avenue, LaGrange Highlands, IL. 60525..

**Motion:** The motion was made by ZBA Acting Chairman Montes, seconded by ZBA Member Pedersen, to approve V 21-35. The motion was carried unanimously by the following vote.

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

**Description:** V 21-41 (1) reduce front yard setback from minimum required 40 feet to 23.5 feet, and (2) reduce side yard setback from 15 feet to 7.4 feet (existing) for an addition to an existing single-family residence. The subject property common address of 11948 Walker Road, Lemont, IL. 60439.

**Motion:** The motion was made by ZBA Acting Chairman Montes, seconded by ZBA Member Pedersen, to approve request V 21-41. The motion was carried unanimously by the following vote

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

**Description:** V 21-42 increase the height of a fence located in the corner side yard from the maximum allowed 3 feet to a proposed 6 feet. The subject property common address of 6801 W. 157th Place, Tinley Park, IL. 60477.

**Motion:** The motion was made by ZBA Acting Chairman Montes, seconded by ZBA Member Pedersen, to continue request V 21-42 to the September 1, 2021 Public Hearing. The motion was carried unanimously by the following vote:

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

**Description:** V 21-43 to increase the height of fence in the corner side yard from maximum allowed 3 feet to 6 feet. The subject property common address of 9401 N. Dee Road, Des Plaines, IL. 60016.

**Motion:** The motion was made by ZBA Acting Chairman Montes, seconded by ZBA Member Pedersen to approve request V 21-43. The motion was carried by the following vote:

**Vote:** Ayes: Montes, losco and Oszakiewski (3)  
Nay: None (0)  
Present: Pedersen (1)

**Abstain: None (0)**  
**Absent: Hamill (1)**

**Description:** **V 21-44** increase the height of a fence located in the corner side yard from the maximum allowed 3 feet to a proposed 4 feet. The subject property common address of 31W061 Wolsfeld Drive, Elgin, IL. 60120.

**Motion:** **The motion was made by ZBA Acting Chairman Montes, seconded by ZBA Member Pedersen, to continue the request for V 21-44 to the September 1, 2021 Public Hearing. The motion was carried unanimously by the following vote:**

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

**Description:** **V 21-45** increase the height of fence in the corner side yard from the maximum allowed 3 feet to 6 feet. The subject property common address is 13601 Old Post Road, Orland Park, IL. 60467.

**Motion:** **The motion was made by ZBA Acting Chairman Montes, seconded by ZBA Member Pedersen, to approve V 21-45. The motion was carried unanimously by the following vote.**

**Vote:** **Ayes: Montes, losco and Oszakiewski (3)**  
**Nay: None (0)**  
**Present: Pedersen (1)**  
**Abstain: None (0)**  
**Absent: Hamill (1)**

**Description:** **V 21-46** to: (1) reduce the lot area from minimum required 40,000 square feet to 20,009 square feet (existing) and (2) reduce lot width from minimum required 150 feet to 107 feet (existing) for an addition to the existing single-family residence. The subject property common address is 10 115th Street, Lemont, IL. 60439.

**Motion:** **The motion was made by ZBA Acting Chairman Montes, seconded by ZBA Member Pedersen, to approve V 21-46. The motion was carried unanimously by the following vote.**

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

**Description:** **V 21-47** (1) reduce the right interior side yard setback from the minimum required 15 feet to 12 feet (existing) to add a roof onto the patio in the rear of the home. The subject property common address 10059 Meadow Lane, Des Plaines, IL. 60016.

**Motion:** The motion was made by ZBA Acting Chairman Montes, seconded by ZBA Member Pedersen, to approve V 21-47. The motion was carried unanimously by the following vote.

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

**Description:** V 21-48 (1) reduce the lot area from the minimum required 20,000 square feet to an existing 16,233 square feet and (2) reduce the front yard setback from the minimum required 30.5' (@ 20% lot depth) to 23.5' (proposed covered porch) to construct an addition onto an existing single-family residence. The subject property common address is 5810 Laurel Avenue, LaGrange, IL. 60525.

**Motion:** The motion was made by ZBA Acting Chairman Montes, seconded by ZBA Member Pedersen, to approve V 21-48. The motion was carried unanimously by the following vote.

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

**Description:** MA 21-01 The applicant is requesting a Map Amendment to rezone the subject property from a C-1 Restricted Business District to a C-4 General Commercial District in order to operate a convenience store with a liquor license and ~~video gaming machine~~ within the existing gasoline station/convenience store. The subject property common address is 9660 Golf Road, Des Plaines, IL. 60016.

**Motion:** The motion was made by ZBA Acting Chairman Montes, seconded by ZBA Member Pedersen, to approve as amended MA 21-01. The motion was carried unanimously by the following vote.

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

**Description:** SU 21-02 The applicant is seeking a Special Use for Unique Use, if the companion Map Amendment is granted, to allow for a proposed drive-thru facility for the existing convenience store. The subject property common address is 9660 Golf Road, Des Plaines, IL. 60016.

**Motion:** The motion was made by ZBA Acting Chairman Montes, seconded by ZBA Member Pedersen, to approve SU 21-02. The motion was carried unanimously by the following vote.

**Vote:** Ayes: Montes, losco, Oszakiewski and Pedersen (4)  
Nay: None (0)  
Present: None (0)

**Abstain: None (0)**  
**Absent: Hamill (1)**

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

**Vote:**

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