

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**  
**April 5, 2023, at 10:00AM**

**ATTENDANCE**

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**Present:** Montes, Oszakiewski, Petersen, losco, and Hamill (5)

**Absent:** None (0)

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

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

**Vote:**

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

**Absent:** Petersen (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:

**Description:** **V 23-07** to reduce the lot width from the minimum required 150 feet to an existing 125 feet to construct a new single-family home on well and septic. The subject property common address of **1024 Martha Street, Elk Grove Village, IL. 60007.**

**Motion:** The motion was made by ZBA Acting Chairman Montes, seconded by ZBA Member Hamill, to approve V 2307. The motion was carried unanimously by the following vote:

**Ayes:** Montes, Hamill, losco, Petersen and Oszakiewski (5)

**Nay:** None (0)

**Present:** None (0)

**Abstain:** None (0)

**Absent:** None (0)

**Description:** **V 2308-** to increase the height of a fence in the front and corner side yard from the maximum allowed 3 feet to 5 feet. The subject property common address **409 Parkview Drive, Schaumburg, IL. 60193.**

**Motion:** The motion was made by ZBA Member Petersen, seconded by ZBA Member losco, to approve V 2308. The motion was carried unanimously by the following vote.

**Ayes: Montes, Hamill, losco, Petersen and Oszakiewski (5)**

**Nay: None (0)**

**Present: None (0)**

**Abstain: None (0)**

**Absent: None (0)**

**Description:** **V 2310-** to; (1) reduce the distance between principal and accessory structures from minimum required 10 feet, to 7.1 feet (existing), (2) reduce the rear yard setback for the accessory structure from the minimum required 5 feet to 3.5 feet (existing), and (3) reduce the side yard setback from the minimum required 3 feet to 2 feet (existing) for the construction of an after the fact shed. The subject property common address **1403 64th Street, LaGrange Highlands, IL. 60525.**

**Motion:** The motion was made by ZBA Member Oszakiewski, seconded by ZBA Member losco, to approve V 2310. The motion was carried by the following vote.

**Ayes: Montes, losco, and Oszakiewski (3)**

**Nay: Hamill, Petersen (2)**

**Present: None (0)**

**Abstain: None (0)**

**Absent: None (0)**

**Description:** **V 2312-** to: (1) increase the height of a detached garage from the maximum allowed 15 feet to 17.5 feet (proposed), and (2) reduce the distance between the principal and accessory structures from the minimum required 10 feet to 8 feet (existing) for a proposed addition onto an existing garage. The subject property common address **250 N. Lee Street, Mt. Prospect, IL. 60056.**

**Motion:** The motion was made by ZBA Acting Chairman Montes, seconded by ZBA Member Petersen, to approve V 2312. The motion was carried unanimously by the following vote.

**Ayes: Montes, Hamill, losco, Petersen and Oszakiewski (5)**

**Nay: None (0)**

**Present: None (0)**

**Abstain: None (0)**

**Absent: None (0)**

**Description:** **V 2313-** to increase the height of a fence in the front yard from the maximum allowed 3 feet to 6 feet (replacing existing fence). The subject property common address **6040 Brainard Avenue, LaGrange Highlands, IL. 60525.**

**Motion:** **The motion was made by ZBA Member Oszakiewski, seconded by ZBA Acting Chairman Montes to approve V 2313. The motion was carried by the following vote.**

**Ayes: Montes, losco, and Oszakiewski (3)**

**Nay: None (0)**

**Present: Hamill, Petersen (2)**

**Abstain: None (0)**

**Absent: None (0)**

**Description:** **V 2030-** to: (1) reduce the lot area from the minimum required 20,000 square feet to an existing 9,321 square feet, (2) reduce the lot width from minimum required 100 ft. to an existing 75 feet, (3) reduce both interior side yard setbacks from the minimum required 15 feet, to a proposed 7 feet, 6 inches, (4) reduce the rear yard setback from the minimum required 50 feet, to 35 feet, and (5) increase the FAR from the maximum allowed 0.25 to a proposed 0.34. The request is needed to construct a new single-family residence with attached garage on property with LOMA. The subject property common address **16530 Grant Avenue, Orland Park, IL. 60467.**

**Motion:** **The motion was made by ZBA Acting Chairman Montes, seconded by ZBA Member Petersen, to approve an extension of time for V 2030. The motion was carried unanimously by the following vote.**

**Ayes: Montes, Hamill, losco, Petersen and Oszakiewski (5)**

**Nay: None (0)**

**Present: None (0)**

**Abstain: None (0)**

**Absent: None (0)**

**Description:** **V 2031-** to: (1) reduce the lot area from the minimum required 20,000 square feet to an existing 9,377.15 square feet (2) reduce the lot width from minimum required 100 feet to an existing 75 feet,(3) reduce both interior side yard setbacks from the minimum required 15 feet to a proposed 7 feet 6 inches, (4) reduce the rear yard setback from the minimum required 50 feet to 35 feet and (5) increase the FAR from the maximum allowed 0.25 to a proposed 0.34. The request is needed to construct a new single-family residence with attached garage on property with LOMA. The subject property common of **16526 Stuart Avenue, Orland Park, IL. 60467.**

**Motion:** **The motion was made by ZBA Acting Chairman Montes, seconded by ZBA Member Petersen, to approve an extension of time for V 2031. The motion was carried unanimously by the following vote.**

**Ayes: Montes, Hamill, losco, Petersen and Oszakiewski (5)**

**Nay: None (0)**  
**Present: None (0)**  
**Abstain: None (0)**  
**Absent: None (0)**

**Description:** **V 2032-** to: (1) reduce the lot area from the minimum required 20,000 square feet to an existing 9,377.84 square feet (2) reduce the lot width from minimum required 100 feet to an existing 75 feet, (3) reduce both interior side yard setbacks from the minimum required 15 feet to a proposed 7 feet 6 inches, (4) reduce the rear yard setback from the minimum required 50 feet to 35 feet and (5) increase the FAR from the maximum allowed 0.25 to a proposed 0.34. The request is needed to construct a new single-family residence with attached garage on property with LOMA. The subject property common of **16533 Grant Avenue, Orland Park, IL. 60467.**

**Motion:** **The motion was made by ZBA Acting Chairman Montes, seconded by ZBA Member Petersen, to approve an extension of time for V 2032. The motion was carried unanimously by the following vote.**

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

**The motion was made by Member Petersen, seconded by Member Pedersen, to adjourn. The motion was carried by the following vote:**

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