

THE ZONING BOARD OF  
APPEALS  
OF COOK COUNTY, ILLINOIS

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**MINUTES OF THE ZONING BOARD OF APPEALS  
May 3, 2023, at 10:00AM**

**ZBA BOARD ATTENDANCE**

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

**Absent:** None (0)

Approval of the minutes from the meeting of April 5, 2023.

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

**Vote:**

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

Absent: None (0)

**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 23-14** to increase the height of a fence in the front and corner yard from the maximum allowed 3 feet to 6 feet. The subject property is located within the **9th District** with the common address **9303 Knight Avenue, Des Plaines, IL. 60016.**

**Motion:** The motion was made by Acting Chairman Montes, seconded by Member losco, to approve the request. The motion failed by the following votes.

**Ayes:** Montes, losco (2)

**Nay:** Oszakiewski (1)

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

**Abstain:** None (0)

**Absent:** None (0)

**Motion:**

A motion to reconsider was made by Acting Chairman Montes and seconded by Member Petersen. The motion was carried unanimously by the following vote.

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

**Nay: None (0)**

**Present: None (0)**

**Abstain: None (0)**

**Absent: None (0)**

**New Motion:**

A new motion was made by Acting Chairman Montes and seconded by Member Iosco to amend the application to approve a 6 ft. fence that would start 10 feet south of the garage/property line (Lyons Street side) and continue around the property as proposed in the submitted application.

The motion was carried unanimously by the following vote.

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

**Nay: None (0)**

**Present: None (0)**

**Abstain: None (0)**

**Absent: None (0)**

**Description:**

**V 23-15** to reduce the left interior side yard setback from the minimum required 10 feet to an existing 4.3 feet to construct a sunroom addition onto an existing single-family home. The subject property is located within the **9th District** with the common address **8806 W. Church Street, Des Plaines, IL. 60016.**

**Motion:**

The motion was made by Acting Chairman Montes, and seconded by Member Hamill, to approve V 23-15. The motion was carried unanimously by the following vote.

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

**Nay: None (0)**

**Present: None (0)**

**Abstain: None (0)**

**Absent: None (0)**

**Description:**

**V 23-17** to reduce the lot area from the minimum required 20,000 square feet to an existing 19,680 square feet to construct a new single-family residence. The subject property is located within the **17th District** with the common address of **5835 Edgewood Avenue, LaGrange Highlands, IL. 60525.**

**Motion:**

The motion was made by Acting Chairman Montes, and seconded by Member Hamill, to approve V 23-17. The motion was carried unanimously by the following vote.

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

**Nay: None (0)**

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

**Description:**

**V 22-05-** to: (1) reduce the lot area from the minimum required 10,000 square feet to an existing 7,545 square feet, (2) reduce the left interior side yard setback from the minimum required 10 feet to an existing 5.6 feet, and (3) reduce the rear yard setback from the minimum required 5 feet to an existing 4 feet. The request was needed to construct a second story addition and a detached garage. The subject property is located within the **16th District** with the common address of **4847 Lorel Avenue, Chicago, IL. 60638.**

**Motion:**

The motion was made by Acting Chairman Montes, and seconded by Member Hamill, to approve an extension of time for V 22-05. The motion was carried unanimously by the following vote.

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

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

**Vote:**

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