

THE ZONING BOARD OF  
APPEALS  
OF COOK COUNTY, ILLINOIS

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**MINUTES OF THE ZONING BOARD OF APPEALS**  
**March 6, 2024, at 11:00AM**

**ATTENDANCE**

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

**Absent:** None (0)

Approval of the minutes from the meeting of February 7, 2024.

**Motion:** The motion was made by ZBA Acting Chairman Montes, seconded by ZBA Member losco, 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**

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

**CONTINUED**

**Description:** **V 2404** – The request seeks to; (1) reduce front yard setback from the minimum required 30 ft. to 24.8 ft (existing), and (2) reduce left interior side yard setback from the minimum 10 ft. to 9.9 ft. for the existing principal structure, and the minimum required 5 ft. to 1.3 ft. for the existing accessory structure. The variance is required for an interior remodeling of an existing 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 and seconded by ZBA Member losco, to approve V 2404. 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):** None (0)

### **NEW BUSINESS**

**Description:** **V 2405** – The request seeks to reduce the rear yard setback from the minimum required 40 feet to 28 feet for a proposed addition in the rear of an existing single-family residence. The subject property is located within the **17th District** with the common address **12940 Ambrose Drive, Palos Park, IL. 60464.**

**Motion:** The motion was made by ZBA Acting Chairman Montes and seconded by ZBA Member Oszakiewski, to approve V 2405. 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):** None (0)

**Description:** **V 2406** – The request seeks to increase the height of a fence in the corner side yard from the maximum allowed 3 feet to 6 feet. The subject property is located within the **9th District** with the common address **5 Michael Manor, Glenview, IL. 60025.**

**Motion:** The motion was made by ZBA Acting Chairman Montes and seconded by ZBA Member losco, to approve V 2406. 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):** None (0)

**Description:** **V 2407** – The request seeks to increase the height of a fence in the corner side yard from the maximum allowed 3 feet to 4 feet. The subject property is located within the **17th District** with the common address of **11758 Glen Road, Palos Park, IL. 60464.**

**Motion:** **The motion was made by ZBA Acting Chairman Montes, seconded by ZBA Member losco to approve V 2407. The motion was carried by the following vote.**

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

**Description:** **V 2408** – The request seeks to; (1) reduce the rear yard setback from the minimum required 50 feet to 44 feet, and (2) increase the Floor Area Ratio (F.A.R.) from the maximum allowed 0.25 to 0.29. The variance is required to construct a rear sunroom addition and deck onto a single-family residence. The subject property is located within the **17th District** with the common address of **16415 S. Stuart Avenue, Orland Park, IL. 60467.**

**Motion:** **The motion was made by ZBA Acting Chairman Montes, seconded by ZBA Member losco to approve V 2408. 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): None (0)**

#### **EXTENSIONS OF TIME**

**Description:** **V 2030** – Barrett Properties Family Limited Partnership has petitioned the Zoning Board of Appeals for a **third and final** Extension of Time to a previously granted (**January 28, 2021**) variance in the R-4 Single Family Residence District. The subject property is located within the **17th District** with the common address of **16530 Grant Avenue, Orland Park, IL. 60467.**

**V 2031** - Barrett Properties Family Limited Partnership has petitioned the Zoning Board of Appeals for a **third and final** Extension of Time to a previously granted **(January 28, 2021)** variance in the R-4 Single Family Residence District. The subject property is located within the **17th District** with the common address of **16526 Stuart Avenue, Orland Park, IL. 60467.**

**V 2032** - Barrett Properties Family Limited Partnership has petitioned the Zoning Board of Appeals for a **third and final** Extension of Time to a previously granted **(January 28, 2021)** variance in the R-4 Single Family Residence District. The subject property is located within the **17th District** with the common address of **16533 Grant Avenue, Orland Park, IL. 60467.**

**Motion:**

The motion was made by ZBA Acting Chairman Montes, seconded by ZBA Member Hamill, to approve V 2030, V2031, and V 2032 with the following recommendation:

The recommendation is as follows: That all three (3) previously approved applications be granted a (2) two-year extension of time, ending on January 28, 2026. 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): None (0)**

The motion was made by ZBA Acting Chairman Montes, seconded by Member Oszakiewski, 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)**