

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  
March 2, 2022, at 10:00AM

ATTENDANCE

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

**Absent:** Pedersen (1)

Approval of the minutes from the meeting of February 2, 2022.

**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:** Pedersen (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:

**Description:** **V 22-04-** to increase the Floor Area Ratio (F.A.R.) from the maximum allowed 0.40 to 0.49 to construct a detached garage. The subject property common address of 5018 S. Luna Avenue, Chicago, IL. 60638.

**Motion:** The motion was made by ZBA Acting Chairman Montes, seconded by ZBA Member Hamill, to approve request V 22-04. The motion was carried unanimously by the following vote.

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

**Nay:** None (0)

**Present:** None (0)

**Abstain:** None (0)

**Absent:** Pedersen (1)

**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 subject property common address of 4847 Lorel Avenue, Chicago, IL. 60638.

**Motion:** **The motion was made by ZBA Acting Chairman Montes, seconded by ZBA Member losco, to approve request V 22-05. The motion was carried by the following vote.**

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

**Nay: None (0)**

**Present: None (0)**

**Abstain: None (0)**

**Absent: Pedersen (1)**

**Description:** **V 22-06-** to: ~~(1) to increase the Floor Area Ratio (F.A.R.) from the maximum allowed 0.15 to 0.16 and~~ (2) increase the height of the detached garage from the maximum allowed 15 feet to a proposed 21.3 feet. The subject property common address of 11500 91st Street, Burr Ridge, IL. 60427.

**Motion:** **The motion was made by ZBA Acting Chairman Montes, seconded by ZBA Member Hamill, to amend the motion to withdrawn request #1 per the applicant's request and to continue V 22-06 to the May 4, 2022, Public Hearing. The motion was carried unanimously by the following vote.**

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

**Nay: None (0)**

**Present: None (0)**

**Abstain: None (0)**

**Absent: Pedersen (1)**

**Description:** **V 22-07-** to increase the height of fence in the front and corner side yard from maximum allowed 3 feet to 6 feet. The subject property common address of 6006 S. Brainard Avenue, LaGrange Highlands, IL. 60528.

**Motion:** **The motion was made by ZBA Acting Chairman Montes, seconded by ZBA Member Hamill, to continue request V 22-07 to the April 6, 2022 Public Hearing. The motion was carried unanimously by the following vote.**

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

**Nay: None (0)**

**Present: None (0)**

**Abstain: None (0)**

**Absent: Pedersen (1)**

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

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

**Nay: None (0)**

**Present: None (0)**

**Abstain: None (0)**

**Absent: Pedersen (1)**