

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  
November 3, 2021 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 October 6, 2021.

**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 (5)

**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:

**VARIANCES**

**Description:** V 21-55 - to increase the height of fence in the front and corner yard from the maximum allowed 3 feet to an existing 6 feet. The subject property common address is 2300 Fairfield Avenue, Melrose Park, IL. 60164.

**Motion:** The motion was made by ZBA Acting Chairman Montes, seconded by ZBA Member Hamill, to approve V 21-55. The motion was carried unanimously by the following vote.

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

**Nay:** None (0)

**Present:** None (0)

**Abstain:** None (0)

**Absent:** None (0)

**Description:** V 21-60 – to increase the height of an (after the fact) fence in the corner side yard from maximum allowed 3 feet to 6 feet. The subject property common address is 129 Hill Street, Mount Prospect, IL. 60056.

**Motion:** The motion was made by ZBA Acting Chairman Montes, seconded by ZBA Member losco to approve request V 21-60. The motion was carried by the following divided vote.

**Vote:**  
Ayes: Montes, Oszakiewski and losco (3)  
Nay: None (0)  
Present: Pedersen, Hamill (2)  
Abstain: None (0)  
Absent: None (0)

**Description:** V 21-61- to: (1) reduce the lot width from the minimum required 100 feet to 99.2 feet (existing average of front & back), (2) reduce the front yard setback from the minimum required 40 feet to an existing 35.68 feet and (3) reduce the left interior side yard setback from the minimum required 15 feet to an existing 14.13 feet for an addition onto an existing single-family residence. The subject property common address of 3475 Lake Knoll Drive, Northbrook, IL. 60062.

**Motion:** The motion was made by ZBA Acting Chairman Montes, seconded by ZBA Member Oszakiewski, to approve request V 21-61. The motion was carried unanimously by the following vote.

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

**Description:** V 21-62- to increase the height of an accessory structure from the maximum allowed 15 feet to 18 feet to construct a fireplace with a chimney on the rear patio. The subject property common address of 49 Brookside Drive, Lemont, IL. 60439.

**Motion:** The motion was made by ZBA Acting Chairman Montes, seconded by ZBA Member losco, to approve request V 21-62. The motion was carried unanimously by the following vote.

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

**Description:** SU 21-06 - Special Use to expand an existing restaurant to include a drive thru window. The subject property common address is 2441 N. Mannheim Road, Franklin Park, IL. 60131.

Letter of Withdraw read into the record.

**Description:**

**SU 21-07-** Special Use is needed to install an inground pool on property designated "Environmentally Sensitive" by the Cook County Comprehensive Land Use and Policies Plan. The subject property common address 5341 S. Edgewood Avenue, LaGrange Highlands, IL. 60525.

Testimony taken

**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:**

**Ayes:**

**Montes, Oszakiewski, Pedersen, losco and Hamill (5)**

**Nay: None (0)**

**Present: None (0)**

**Abstain: None (0)**

**Absent: None (0)**