

THE ZONING BOARD OF  
APPEALS  
OF COOK COUNTY, ILLINOIS

JAMES L. WILSON  
SECRETARY OF THE BOARD



COUNTY ADMINISTRATION  
BUILDING  
69 West Washington Street, Suite  
2840  
Chicago, Illinois 60602-3169  
TEL 1.312.603.0540  
FAX 1.312.603.9941

**MINUTES OF THE ZONING BOARD OF APPEALS  
September 6, 2023, at 11:00AM**

**ATTENDANCE**

---

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

**Absent:** None (0)

**Motion:** The motion was made by ZBA Acting Chairman Montes, seconded by ZBA Member Hamill to include ZBA Member Pedersen virtually to the hearing. The motion carried unanimously.

Approval of the minutes from the meeting of August 2, 2023.

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

**Vote:**

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

**Absent:** None (0)

**PUBLIC TESTIMONY**

---

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

**Description:** **V 2331** - to reduce the front yard setback from the minimum required 25.23 feet (@20% of lot depth) to -1.3 feet (existing). The variance is required to bring the existing structure into conformance with the Zoning Ordinance. The subject property common address of **2929 Glenview Road, Glenview, IL. 60025.**

**Motion:** The motion was made by ZBA Acting Chairman Montes, seconded by ZBA Member losco to approve V 2331. The motion carried unanimously.

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

**Description:** **V 2332-** to reduce the right interior side yard setback from the minimum required 15 feet to 12.3 feet (existing) to allow for the construction of an addition onto a single-family home. The subject property common address **241 Red Oak Road, Northbrook, IL. 60062.**

**Motion:** **The motion was made by ZBA Acting Chairman Montes, seconded by ZBA Member losco, to approve V 2332. The motion was carried unanimously by the following vote.**

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

**Description:** **V 2333-** to reduce the rear yard setback from the minimum required 5 feet to 3 feet for an after the fact constructed shed. The subject property common address **12728 S. Monitor Avenue, Palos Heights, IL. 60463**

**Motion:** **The motion was made by ZBA Acting Chairman Montes, seconded by ZBA Member losco, to approve V 2333. The motion was carried by the following vote.**

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

**Description:** **V 2334 -**to reduce the front yard setback from the minimum required 40 to 25 feet (existing) to add a third car space onto an existing attached two car garage. The subject property common address **302 E. Longacres Lane, Palatine, IL. 60067.**

**Motion:** **The motion was made by ZBA Acting Chairman Montes, seconded by ZBA Member Oszakiewski, to approve V 2334. The motion was carried unanimously by the following vote.**

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

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