

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  
January 3, 2024, at 11:00AM**

**ATTENDANCE**

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

**Absent:** None (0)

Approval of the minutes from the meeting of December 6, 2023.

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

**Vote:**

**Present:** Montes, Oszakiewski, Petersen, losco, 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 2341** – to increase the height of an accessory structure from the maximum allowed 15 feet to 19.16 feet for a proposed barn to store snow plowing and landscaping equipment. The subject property common address of **14200 Hillcrest Road, Lemont, IL. 60439.**

**Motion:** The motion was made by ZBA Acting Chairman Montes, seconded by ZBA Member Pedersen to approve V 2341. The motion carried.

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

**Nay:** None (0)

**Present:** Hamill (1)

**Abstain:** None (0)

**Absent:** None (0)

**Description:** **SU 2303**—The Special Use is required to operate a commercial, private indoor recreational facility, in the R6 General Residence District. The subject property common address of **3600 Techny Road, Northbrook, IL. 60062.**

**Motion:** **The motion was made by ZBA Acting Chairman Montes, seconded by ZBA Member Oszakiewski to approve SU 2303. The motion carried.**

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

**Nay:** None (0)

**Present:** None (0)

**Abstain:** Pedersen (1)

**Absent:** None (0)

**Description:** **SU 2304**—The Special Use for Unique Use in the R5 Single Family Residence District to operate a short-term rental business for up to eight (8) individuals, in the R5 Single Family District. The subject property common address of **1005 S. Hough Street, Barrington, IL. 60010.**

**Motion:** **The motion was made by ZBA Acting Chairman Montes, seconded by ZBA Member Hamill to approve with conditions SU 2303. The motion carried. The Conditions are as follows: 1) The overnight rental and stay is at a maximum of (6) six people. 2) If there is a 10% or more change in the LLC., Cook County Building and Zoning must be notified and there must be a reapplication to continue the Special Use Unique Use Permit.**

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

**Nay:** None (0)

**Present:** None (0)

**Abstain:** Pedersen (1)

**Absent:** None (0)

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