



Board of Commissioners of Cook County

Zoning and Building Committee

Wednesday, November 15, 2023

9:30 AM

**Cook County Building, Board Room,
118 North Clark Street, Chicago, Illinois**

NOTICE AND AGENDA

There will be a meeting of the Committee or Subcommittee of the Board of Commissioners of Cook County at the date, time and location listed above to consider the following:

PUBLIC TESTIMONY

Authorization as a public speaker shall only be granted to those individuals who have registered to speak, with the Secretary, 24 hours in advance of the meeting. To register as a public speaker, go to the meeting details page for this meeting at <https://cook-county.legistar.com/Calendar.aspx> to find a registration link. Duly authorized public speakers may speak live from the County Board Room at 118 N. Clark Street, 5th Floor, Chicago, IL or be sent a link to virtually attend the meeting and will be called upon to deliver testimony at a time specified in the meeting agenda. Authorized public speakers who are not present during the specified time for public testimony will forfeit their allotted time to speak at the meeting. Public testimony must not exceed three minutes; the Secretary will keep track of the time and advise when the time for public testimony has expired. After each speaker has completed their statement, they will be removed from the meeting. Once removed, you will still be able to follow the proceedings for that day at:

<https://www.cookcountyil.gov/service/watch-live-board-proceedings> or in a viewing area at 69 W. Washington Street, 22nd Floor Conference Room F, Chicago, IL. Persons authorized to provide public testimony shall not use vulgar, abusive, or otherwise inappropriate language when addressing the Board; failure to act appropriately; failure to speak to an item that is germane to the meeting, or failure to adhere to the time requirements may result in expulsion from the meeting and/or disqualify the person from providing future testimony. Written comments will not be read aloud at the meeting, but will be posted on the meeting page and made a part of the meeting record.

23-5732

COMMITTEE MINUTES

Approval of the minutes from the meeting of 04/26/2023

23-5698

Presented by: JAMES WILSON, Secretary, Zoning Board of Appeals

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variance V-2336

Township: Stickney

County District: 11

Property Address: 7058 W 73rd Street, Chicago, IL. 60638

Property Description: The Subject Property is 0.12 acres, in Section 30.

Owner: Ondrej Jadrny, 8718 W 73rd Street, Justice IL. 60458

Agent/Attorney: Margaret Las, 14516 John Humphrey Drive, Orland Park, IL. 60462

Current Zoning: R-5 Single Family Residence District

Intended use: Applicant seeks a variance to: 1) reduce the front yard setback from the minimum required 27 feet (@20% of lot depth) to 19.51 feet, and 2) reduce the corner side yard setback from 15 feet to 5 feet in order to construct a single-family residence and an after the fact detached garage.

Recommendation: ZBA Recommendation that application be granted.

Conditions: None

Objectors: Firehouse 7100 LLC, 7100 W. 73rd Street, Chicago, IL 60638

History:

Zoning Board Hearing: November 1, 2023 & 11/15/2023

Zoning Board Recommendation date: 11/15/2023

County Board extension granted: N/A

Lynne M. Turner

Secretary

Chair: Aguilar

Vice-Chair: S. Morrison

Members: Committee of the Whole