



**Board of Commissioners of Cook County  
Minutes of the Zoning and Building Committee**

**Wednesday, November 15, 2023**

**9:30 AM**

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

**ATTENDANCE**

**Present:** Aguilar, Morrison, Anaya, Britton, Deer, Degnen, Gainer, Gordon, Miller, Moore, Morita, Morrison, Quezada, Stamps and Trevor (15)

**Absent:** Daley and Lowry (2)

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

**PUBLIC TESTIMONY**

**Chairman Aguilar asked the Secretary to the Board to call upon the registered public speakers, in accordance with Cook County Code.**

**Mark Anthony**

[23-5732](#)

**COMMITTEE MINUTES**

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

**A motion was made by Vice Chairman Morrison, seconded by Commissioner Britton, to approve 23-5732. The motion carried by the following vote:**

**Ayes:** Aguilar, Morrison, Anaya, Britton, Deer, Degnen, Gainer, Gordon, Miller, Moore, Morita, Morrison, Quezada, Stamps and Trevor (15)

**Absent:** Daley and Lowry (2)

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

**A motion was made by Vice Chairman Morrison, seconded by Commissioner Britton to recommend for approval 23-5698. The motion carried by the following vote:**

**Ayes:** Aguilar, Morrison, Anaya, Britton, Deer, Degnen, Gainer, Gordon, Miller, Moore, Morita, Morrison, Quezada, Stamps and Trevor (15)

**Absent:** Daley and Lowry (2)

ADJOURNMENT

A motion was made by Commissioner Anaya, seconded by Commissioner Britton, to adjourn the meeting. The motion carried unanimously.

**Ayes:** Aguilar, Morrison, Anaya, Britton, Deer, Degnen, Gainer, Gordon, Miller, Moore, Morita, Morrison, Quezada, Stamps and Trevor (15)

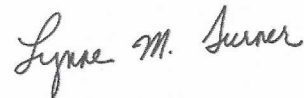
**Absent:** Daley and Lowry (2)

Respectfully submitted,



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Chairman



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Secretary

A complete record of this meeting is available at <https://cook-county.legistar.com>.