



**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.

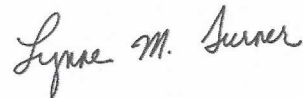
Ayes: Aguilar, Morrison, Anaya, Britton, Deer, Degnen, Gainer, Gordon, Miller, Moore, Morita, Morrison, Quezada, Stamps and Trevor (15)

Absent: Daley and Lowry (2)

Respectfully submitted,



Chairman



Secretary

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