CITY OF CHICAGO ZONING BOARD OF APPEALS

FRIDAY- August 16, 2024 121 N. LaSalle, 11th Floor, Room 1103

THIS MEETING OF THE ZONING BOARD OF APPEALS IS AN <u>IN-PERSON</u> MEETING. THERE WILL BE <u>NO</u> REMOTE PARTICIPATION. ANYONE WISHING TO PARTICIPATE IN THE MEETING MUST BE PHYSICALLY PRESENT AT 121 N. LASALLE STREET, 11th Floor, Room 1103.

PHYSICALLY PRESENT FOR ALL OR SOME PORTIONS

Brian Sanchez, Chairman Angela Brooks Helen Shiller Adrian Soto Swathi Staley

Chairman Sanchez called the meeting to order at 9:04 AM. Chairman Sanchez undertook a roll call vote to establish the presence of a quorum. The hearings commenced with five members present (Chairman, Brooks, Shiller, Soto, and Staley).

Motion to approve the minutes for the July 21, 2024 regular meeting of the Zoning Board of Appeals ("Board") made by Chairman. Second by Brooks. Motion carried 5-0; yeas – Chairman, Brooks, Shiller, Soto, and Staley.

Motion to approve the agenda for the August 16, 2024 regular meeting of the Board made by Chairman. Second by Brooks. Motion carried 5-0; yeas – Chairman, Brooks, Shiller, Soto, and Staley.

9:00 A.M.

AM CONTINUANCES

129-24-A ZONING DISTRICT: PD-981 WARD: 2

APPLICANT: G.P Green House, LLC OWNER: Schatz Building, LLC PREMISES AFFECTED: 620 N. Fairbanks Ct.

SUBJECT: Application for an appeal from decision of the office of the Zoning

Administrator in revoking a denial to apply for a special use for an

adult use cannabis dispensary. The office of the Zoning

Administrator has determined there is a school within 500' of the

subject site.

Motion to reverse decision of the Zoning Administrator made by Chairman. Second by Brooks. Motion carried 5-0; yeas –

Chairman, Brooks, Shiller, Soto, and Staley.

At 10:10 AM, Chairman made a motion to recess until 10:20 AM. Second by Brooks. Motion carried 5-0: yeas – Chairman, Brooks, Shiller, Soto, and Staley. The Board then stood in recess until 10:20 AM.

At 10:20 AM, Chairman made a motion to reconvene the meeting. Second by Brooks. Motion carried 5-0: yeas – Chairman, Brooks, Shiller, Soto, and Staley. The Board then reconvened at 10:20 AM.

REGULAR CALL

310-24-S ZONING DISTRICT: B1-2 WARD: 30

APPLICANT: Xo's Hair and Makeup, LLC
OWNER: JMG Realty GRP, LLC
PREMISES AFFECTED: 3936 W. School Street

SUBJECT: Application for a special use to establish a hair and nail salon.

Motion to approve made by Chairman. Second by Brooks. Motion carried 5-0; yeas – Chairman, Brooks, Shiller, Soto,

and Staley.

311-24-S ZONING DISTRICT: B1-2 WARD: 11

APPLICANT: Ling Lin dba F1 Head Care

OWNER: Bernard Estrada **PREMISES AFFECTED:** 3249 S. Halsted Street

SUBJECT: Application for a special use to establish a hair salon.

Motion to approve made by Chairman. Second by Brooks. Motion carried 5-0; yeas – Chairman, Brooks, Shiller, Soto,

and Staley.

312-24-S ZONING DISTRICT: B1-1 WARD: 23

APPLICANT: Marilyn's Beauty Salon P.C.

OWNER: Brenda Macias
PREMISES AFFECTED: 3807 W. 63rd Street

SUBJECT: Application for a special use to establish a hair and nail salon.

Motion to approve made by Chairman. Second by Brooks. Motion carried 5-0; yeas – Chairman, Brooks, Shiller, Soto,

and Staley.

313-24-S ZONING DISTRICT: B3-3 WARD: 45

APPLICANT: One Stop Beauty Salon, Inc

OWNER: Trem, LLC

PREMISES AFFECTED: 4810 W. Irving Park Road

SUBJECT: Application for a special use to establish a hair and nail salon.

Motion to approve made by Chairman. Second by Brooks. Motion carried 5-0; yeas – Chairman, Brooks, Shiller, Soto,

and Staley.

314-24-Z ZONING DISTRICT: RS-3 WARD: 32

APPLICANT: Christian Moreno
OWNER: Same as applicant
PREMISES AFFECTED: 1936 N. Leavitt Street

SUBJECT: Application for a variation to reduce the rear setback from the

required 30.14' to 14.7' for a proposed two-story rear raised deck and stair to an existing three story multi dwelling unit building.

Motion to approve made by Chairman. Second by Brooks. Motion carried 5-0; yeas – Chairman, Brooks, Shiller, Soto,

and Staley.

315-24-Z ZONING DISTRICT: RS-3 WARD: 32

APPLICANT: Christian Moreno
OWNER: Same as applicant
PREMISES AFFECTED: 1936 N. Leavitt Street

SUBJECT: Application for a variation to reduce the rear yard open space from

the required 900 square feet to zero for a proposed two-story rear addition to the existing three-story multi dwelling unit building. Motion to approve made by Chairman. Second by Brooks. Motion carried 5-0; yeas – Chairman, Brooks, Shiller, Soto,

and Staley.

316-24-Z ZONING DISTRICT: RS-2 WARD: 39

APPLICANT: Amy & Anthony Karony **OWNER:** Same as applicant

PREMISES AFFECTED: 4356 N. Keeler Avenue

SUBJECT: Application for a variation to reduce the north side setback from

the required 4' to zero (south to be zero), combined side yard setback from 6.68' to zero for a proposed 9' solid fence at the north

side of the lot.

Motion to approve made by Chairman. Second by Brooks. Motion carried 5-0; yeas – Chairman, Brooks, Shiller, Soto,

and Staley.

317-24-Z ZONING DISTRICT: RS-3 WARD: 4

APPLICANT: Thrisona Freeman
OWNER: Marc Freeman
PREMISES AFFECTED: 3402 S. Giles Avenue

SUBJECT: Application for a variation to reduce the rear yard open space from

the required 450 square feet to zero for a proposed detached, two-

car garage.

Continued to September 20, 2024 at 2pm.

318-24-Z ZONING DISTRICT: RT-4 WARD: 3

APPLICANT: Dennis Kern Same as applicant

PREMISES AFFECTED: 3744 S. Michigan Avenue

SUBJECT: Application for a variation to increase the height from the

maximum 38' to 40.42' for a proposed three-story rear addition to

the existing three-story, single-family residence.

Motion to approve made by Chairman. Second by Brooks. Motion carried 5-0; yeas – Chairman, Brooks, Shiller, Soto,

and Staley.

319-24-Z ZONING DISTRICT: RT-4 WARD: 3

APPLICANT: Dennis Kern Same as applicant

PREMISES AFFECTED: 3744 S. Michigan Avenue

SUBJECT: Application for a variation to expand the existing floor area by

1,065.625 square feet for a proposed three-story, rear addition to

the existing three-story, single-family residence.

Motion to approve made by Chairman. Second by Brooks. Motion carried 5-0; yeas – Chairman, Brooks, Shiller, Soto,

and Staley.

320-24-S ZONING DISTRICT: B3-2 WARD: 47

APPLICANT: Beauty Studio By AP, LLC

OWNER: Same as applicant

PREMISES AFFECTED: 2343 W. Montrose Avenue, Unit A

SUBJECT: Application for a special use to establish a body art service

(permanent make up).

Motion to approve made by Chairman. Second by Brooks. Motion carried 5-0; yeas – Chairman, Brooks, Shiller, Soto,

and Staley.

321-24-S ZONING DISTRICT: B3-2 WARD: 47

APPLICANT: Beauty Studio By AP, LLC

OWNER: Same as applicant

PREMISES AFFECTED: 2343 W. Montrose Avenue, Unit A

SUBJECT: Application for a special use to establish a nail salon.

Motion to approve made by Chairman. Second by Brooks. Motion carried 5-0; yeas – Chairman, Brooks, Shiller, Soto,

and Staley.

322-24-Z ZONING DISTRICT: RS-3 WARD: 44

APPLICANT: Bao Dang and Elizabeth Diaz

OWNER: Same as applicant

PREMISES AFFECTED: 3054 N. Clifton Avenue

SUBJECT: Application for a variation to expand the existing floor area by

271.6 for a proposed third story dormer additions and an as built rear three and one-story addition for the existing three-story, two

dwelling unit building.

Motion to approve made by Chairman. Second by Brooks. Motion carried 5-0; yeas – Chairman, Brooks, Shiller, Soto,

and Staley.

323-24-Z ZONING DISTRICT: RS-3 WARD: 44

APPLICANT: Bao Dang and Elizabeth Diaz

OWNER: Same as applicant

PREMISES AFFECTED: 3054 N. Clifton Avenue

SUBJECT: Application for a variation to reduce the north side setback from

the required 2' to 1.92' (south to be 2.83'), combined side yard setback from 5' to 4.75' for a proposed new third story dormer additions and an as built rear three-story and one-story addition to

the existing three-story, two dwelling unit building.

Motion to approve made by Chairman. Second by Brooks. Motion carried 5-0; yeas – Chairman, Brooks, Shiller, Soto, and Staley.

324-24-Z ZONING DISTRICT: B1-3 WARD: 1

APPLICANT: EZMB, LLC

OWNER: Vincent and Carol Pagone as Trustee of the Vincent Charles and

Carol Ann Pagone Trust

PREMISES AFFECTED: 1345 W. Grand Avenue

SUBJECT: Application for a variation to increase the number of required off-

street parking spaces from three stalls to six for a proposed fourstory, six dwelling unit building with ground floor office. This is a

transit served location within 2,640' of a CTA rail station.

Motion to approve made by Chairman. Second by Brooks.

Motion carried 5-0; yeas – Chairman, Brooks, Shiller, Soto,

and Staley.

325-24-Z ZONING DISTRICT: B1-3 WARD: 1

APPLICANT: EZMB, LLC

OWNER: Vincent and Carol Pagone as Trustees of the Vincent Charles and

Carol Ann Pagone Trust

PREMISES AFFECTED: 1345 W. Grand Avenue

SUBJECT: Application for a variation to reduce the rear setback on floors

containing dwelling units from the required 30' to 15' for a proposed four-story, six dwelling unit building with ground floor

office use.

Motion to approve made by Chairman. Second by Brooks. Motion carried 5-0; yeas – Chairman, Brooks, Shiller, Soto,

and Staley.

326-24-Z ZONING DISTRICT: B3-2 / RT4 WARD: 24

APPLICANT: Demetrio Lopez
OWNER: Same as applicant
PREMISES AFFECTED: 2953-55 W. 25th Street

SUBJECT: Application for a variation to reduce the front setback from the

required 7.2' to 0.2', east side setback from 2' to 0.4' for the division on an improved zoning lot. The existing two-story building at 2955 shall remain to establish a general retail use* and

building at 2955 shall remain to establish a general retail use* and second story dwelling unit. A vacant lot is proposed for 2953 W.

25th Street.

Motion to approve made by Chairman. Second by Brooks. Motion carried 5-0; yeas – Chairman, Brooks, Shiller, Soto,

and Staley.

*Amended at hearing

327-24-Z ZONING DISTRICT: B3-2 / RT-4 WARD: 24

APPLICANT: Demetrio Lopez
OWNER: Same as applicant
PREMISES AFFECTED: 2955 W. 25th Street

SUBJECT: Application for a variation to reduce the off-street parking from the

required nine spaces to zero to allow the renovation of an existing two-story building to establish a meeting hall and second story

dwelling unit. This is a transit served location within 1,320 of a

CTA bus line. Withdrawn

328-24-Z ZONING DISTRICT: B1-5 WARD: 48

APPLICANT: 1101 Berwyn, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 5256 N. Winthrop Avenue

SUBJECT: Application for a variation to reduce the rear setback from the

required 30' to 1' for a proposed five-story retail and twenty parking spaces on the ground floor with fifty-six* dwelling units

on floors above. This is a transit served location.

Motion to approve made by Chairman. Second by Brooks. Motion carried 5-0; yeas – Chairman, Brooks, Shiller, Soto,

and Staley.

*Amended at hearing

329-24-Z ZONING DISTRICT: B1-5 WARD: 48

APPLICANT: 1101 W Berwyn, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 5256 N. Winthrop Avenue

SUBJECT: Application for a variation to eliminate the required 10' x 25

loading berth for a proposed five-story, retail and twenty parking space on the ground floor with fifty-six* dwelling units above.

This is a transit served location.

Motion to approve made by Chairman. Second by Brooks. Motion carried 5-0; yeas – Chairman, Brooks, Shiller, Soto,

and Staley.

*Amended at hearing

330-24-Z ZONING DISTRICT: B1-5 WARD: 48

APPLICANT: 1101 W Berwyn, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 5256 N. Winthrop Avenue

SUBJECT: Application for a variation to allow the location of the building

which does not comply with the pedestrian street building location standards for a proposed five-story retail and twenty parking spaces on the ground floor with fifty-six* dwelling units above.

This is a transit served location.

Motion to approve made by Chairman. Second by Brooks. Motion carried 5-0; yeas – Chairman, Brooks, Shiller, Soto,

and Staley.

*Amended at hearing

331-24-Z ZONING DISTRICT: B1-5 WARD: 48

APPLICANT: 1101 W Berwyn, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 5256 N. Winthrop Avenue

SUBJECT: Application for a variation to reduce the required parking spaces

from sixty to twenty for a proposed five-story, retail and twenty

parking spaces on the ground floor with fifty-six* dwelling units

above. This is a transit served location.

Motion to approve made by Chairman. Second by Brooks. Motion carried 5-0; yeas – Chairman, Brooks, Shiller, Soto, and Staley.

At 12:53 PM, Chairman made a motion to recess until 1:00 PM. Second by Brooks. Motion carried 5-0: yeas – Chairman, Brooks, Shiller, Soto, and Staley. The Board then stood in recess until 1:00 PM.

At 1:00 PM, Chairman made a motion to reconvene the meeting. Second by Brooks. Motion carried 5-0: yeas — Chairman, Brooks, Shiller, Soto, and Staley. The Board then reconvened at 1:00 PM.

332-24-Z ZONING DISTRICT: PMD-4A WARD: 27

APPLICANT: AZM 27, LLC Same as applicant **PREMISES AFFECTED:** 1937 W. Fulton Street

SUBJECT: Application for a variation to increase the maximum allowed area

for a proposed office use from 9,000 square feet to 9,7623.9 square feet for a proposed office use in a three-story with a proposed three-story addition with a proposed contractor/ storage use.

Motion to approve made by Chairman. Second by Brooks.

Motion carried 5-0; yeas – Chairman, Brooks, Shiller, Soto,

and Staley.

333-24-Z ZONING DISTRICT: PMD-4A WARD: 27

APPLICANT: AZM 27, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1937 W. Fulton Street

SUBJECT: Application for a variation to reduce the parking spaces from four

to three for a proposed office use in a three-story building with a proposed three-story addition with a proposed contractor / storage

use.

Motion to approve made by Chairman. Second by Brooks. Motion carried 5-0; yeas – Chairman, Brooks, Shiller, Soto,

and Staley.

334-24-S ZONING DISTRICT: B3-3 WARD: 28

APPLICANT: 749 Western Funding, LLC

OWNER: Same as applicant **PREMISES AFFECTED:** 2354 W. Polk Street

SUBJECT: Application for a special use to establish residential use below the

second floor to allow the conversion of the existing first story retail

use tenant space into two new residential units for a total of twenty-two dwelling units in an existing five-story, mixed use

building.

^{*}Amended at hearing

Motion to approve made by Chairman. Second by Brooks. Motion carried 5-0; yeas – Chairman, Brooks, Shiller, Soto,

and Staley.

335-24-Z ZONING DISTRICT: B3-3 WARD: 28

APPLICANT: 749 Western Funding, LLC

OWNER: Same as applicant **PREMISES AFFECTED:** 2354 W. Polk Street

SUBJECT: Application for a variation to reduce the required off-street parking

from the required two parking spaces to zero for the conversion of an existing first story retail use tenant space into two residential units for a total of twenty-two dwelling units in an existing five-

story, mixed use building.

Motion to approve made by Chairman. Second by Brooks. Motion carried 5-0; yeas – Chairman, Brooks, Shiller, Soto,

and Staley.

336-24-Z ZONING DISTRICT: RT-4 WARD: 25

APPLICANT: LocHomes, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 2006 S. Des Plaines Street

SUBJECT: Application for a variation to reduce the minimum lot area from

the required 3,000 square feet to 2,925 square feet for a proposed three-story, three dwelling unit building with a rear open porch and

detached three car garage.

Continued to October 18, 2024 at 2pm.

337-24-Z ZONING DISTRICT: RT-4 WARD: 25

APPLICANT: LocHomes, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 2006 S. Des Plaines Street

SUBJECT: Application for a variation to increase the area occupied by an

accessory building in a required setback from 526 square feet to 573 square feet for a proposed detached three-car garage to serve a

proposed three-story, three dwelling unit building.

Continued to October 18, 2024 at 2pm.

338-24-Z ZONING DISTRICT: RS-3 WARD: 44

APPLICANT: Gary & Ann McCoy **OWNER:** Same as applicant

PREMISES AFFECTED: 1105 W. Wellington Avenue

SUBJECT: Application for a variation to increase the density not to exceed

more than one dwelling unit above it original construction to allow the conversion of an existing three-story, two dwelling building to a three dwelling unit building and a propped rear two story accessory building containing a coach house and two enclosed

parking spaces.

Motion to approve made by Chairman. Second by Brooks. Motion carried 5-0; yeas – Chairman, Brooks, Shiller, Soto,

and Staley.

339-24-Z ZONING DISTRICT: RS-3 WARD: 44

APPLICANT: Gary and Anne McCoy **OWNER:** Same as applicant

PREMISES AFFECTED: 1105 W. Wellington Avenue

SUBJECT: Application for a variation to reduce the required rear yard open

space from 675 square feet to zero to allow the existing three-story,

two dwelling unit, front building to be converted to a three

dwelling unit building and to construct a rear two-story accessory building containing a coach house and two enclosed parking

spaces.

Motion to approve made by Chairman. Second by Brooks. Motion carried 5-0; yeas – Chairman, Brooks, Shiller, Soto,

and Staley.

340-24-Z ZONING DISTRICT: RS-3 WARD: 44

APPLICANT: Gary and Anne McCoy **OWNER:** Same as applicant

PREMISES AFFECTED: 1105 W. Wellington Avenue

SUBJECT: Application for a variation to reduce the required off-street parking

spaces from three to two to allow the conversion of the front threestory, two dwelling unit building to a three dwelling unit building and for a new two-story accessory building containing a coach

house and t two enclosed parking spaces.

Motion to approve made by Chairman. Second by Brooks. Motion carried 5-0; yeas – Chairman, Brooks, Shiller, Soto,

and Staley.

341-24-Z ZONING DISTRICT: RM-5 WARD: 27

APPLICANT: David Kim

OWNER: Same as applicant

PREMISES AFFECTED: 19 S. Oakley Boulevard

SUBJECT: Application for a variation to relocate the 109.36 square feet of

rear yard open space on to a proposed roof deck of a proposed detached two-car garage with roof deck to serve the existing

single-family residence.

Motion to approve made by Chairman. Second by Brooks. Motion carried 5-0; yeas – Chairman, Brooks, Shiller, Soto,

and Staley.

342-24-Z ZONING DISTRICT: RM-5 WARD: 27

APPLICANT: David Kim

OWNER: Same as applicant

PREMISES AFFECTED: 19 S. Oakley Boulevard

SUBJECT: Application for a variation to reduce the setback from the rear

property line located at 10' from the centerline of the alley from the required 2' to zero for a proposed detached two-car garage with

roof deck to serve the existing single-family residence.

Motion to approve made by Chairman. Second by Brooks. Motion carried 5-0; yeas – Chairman, Brooks, Shiller, Soto,

and Staley.

343-24-Z ZONING DISTRICT: C1-3 WARD: 25

APPLICANT: 1215-25 W. 18th Street (Chicago), LLC

OWNER: Same as applicant

PREMISES AFFECTED: 1805-11 S. Allport Street

SUBJECT: Application for a variation to reduce the rear yard setback on floors

containing dwelling units from the required 30' to 4.46' for a proposed two-story addition to an existing theater located in a four-

story, mixed-use building.

Motion to approve made by Chairman. Second by Brooks. Motion carried 5-0; yeas – Chairman, Brooks, Shiller, Soto,

and Staley.

Motion to move into closed session pursuant to Section 2(c)(4) of the Open Meetings Act for the purpose of considering the evidence and testimony presented in open session made by the Chairman. Second by Brooks. Motion carried 5-0; yeas – Chairman, Brooks, Shiller, Soto, and Staley. Meeting went into closed session at 1:44 PM.

Motion to return to open session made by the Chairman. Second by Brooks. Motion carried 5-0; yeas – Chairman, Brooks, Shiller, Soto, and Staley. Meeting returned to open session at 2:10 PM. Following the return to open session, the Board then voted on matters presented before them.

Motion to approve all continuance requests to the dates previously stated made by the Chairman. Second by Brooks. Motion carried 5-0; yeas – Chairman, Brooks, Shiller, Soto, and Staley.

Motion to approve all withdrawal requests made by the Chairman. Second by Brooks. Motion carried 5-0; yeas – Chairman, Brooks, Shiller, Soto, and Staley.

At 2:15 PM, Chairman made a motion to recess until 2:20 PM. Second by Brooks. Motion carried 5-0: yeas — Chairman, Brooks, Shiller, Soto, and Staley. The Board then stood in recess until 2:20 PM.

At 2:20 PM, Chairman made a motion to reconvene the meeting. Second by Staley. Motion carried 4-0: yeas – Chairman, Shiller, Soto, and Staley. The Board then reconvened at 2:20 PM.

2:00 P.M.

344-24-S ZONING DISTRICT: B1-1 WARD: 19

APPLICANT: Amber S. Fuller dba Shady Snobs Beauty Bar

OWNER: Chris Pappas

PREMISES AFFECTED: 10409 S. Western Avenue

SUBJECT: Application for a special use to establish a hair salon.

Motion to approve made by Chairman. Second by Staley. Motion carried 4-0; yeas – Chairman, Shiller, Soto, and Staley. 345-24-S ZONING DISTRICT: B3-1 WARD: 18

APPLICANT: Pollo Campero of Illinois, LLC

OWNER: Ingram Family Limited partnership and White Castle System, Inc.

PREMISES AFFECTED: 7912 S. Pulaski Road

SUBJECT: Application for a special use to establish a single lane drive-

through to serve a proposed one-story, fast-food restaurant.

Motion to approve made by Chairman. Second by Staley.

Motion carried 4-0; yeas — Chairman, Shiller, Soto, and Staley.

346-24-Z ZONING DISTRICT: RT-4 WARD: 24

APPLICANT: TA Development, LLC

OWNER: M & O Partner Holdings, LLC

PREMISES AFFECTED: 2949 W. 25th Place

SUBJECT: Application for a variation to reduce the minimum lot area from

the required 3,000 square feet to 2,902 square feet for a proposed

two-story, three dwelling unit building.

Motion to approve made by Chairman. Second by Staley. Motion carried 4-0; yeas – Chairman, Shiller, Soto, and Staley.

347-24-Z ZONING DISTRICT: RT-4 WARD: 24

APPLICANT: TA Development, LLC OWNER: M& O Partner Holdings PREMISES AFFECTED: 2949 W. 25th Place

SUBJECT: Application for a variation to reduce the front setback from the

required 14.48' to 10.67' for a proposed two-story, three dwelling

unit building.

Motion to approve made by Chairman. Second by Staley. Motion carried 4-0; yeas – Chairman, Shiller, Soto, and Staley.

348-24-Z ZONING DISTRICT: RT-4 WARD: 24

APPLICANT: TA Development, LLC **OWNER:** M& O Partner Holdings **PREMISES AFFECTED:** 2948 W. 25th Place

SUBJECT: Application for a variation to reduce the front setback from the

required 14.4' to 10.67' for a proposed two-story, three dwelling

unit building.

Motion to approve made by Chairman. Second by Staley. Motion carried 4-0; yeas – Chairman, Shiller, Soto, and Staley.

349-24-Z ZONING DISTRICT: RT-4 WARD: 24

APPLICANT: TA Development, LLC

OWNER: M & O Partner Holdings, LLC

PREMISES AFFECTED: 2948 W. 25th Place

SUBJECT: Application for a variation to reduce the minimum lot area from

the required 3,000 square feet to 2,880 square feet for a proposed

two-story, three dwelling unit building.

Motion to approve made by Chairman. Second by Staley. Motion carried 4-0; yeas – Chairman, Shiller, Soto, and Staley. 350-24-Z ZONING DISTRICT: RT-4 WARD: 44

APPLICANT: Racool ST Residence, LLC

OWNER: Same as applicant **PREMISES AFFECTED:** 1231 W. School Street

SUBJECT: Application for a variation to reduce the east side setback from the

required 4' to 3' (west to be 4'), combined ide yard setback from 10'

to 7' for a proposed three-story, single-family residence and

walkway connecting to a two-car garage.

Motion to approve made by Chairman. Second by Staley. Motion carried 4-0; yeas – Chairman, Shiller, Soto, and Staley.

351-24-Z ZONING DISTRICT: RT-4 WARD: 44

APPLICANT: Racool St Residence, LLC

OWNER: Same as applicant **PREMISES AFFECTED:** 1231 W. School Street

SUBJECT: Application for a variation to permit an enclosed walkway,

connecting garage space to the principle building to encroach into the ear setback for a proposed three-story. single-family residence

and walkway connecting to a two-car garage.

Motion to approve made by Chairman. Second by Staley. Motion carried 4-0; yeas – Chairman, Shiller, Soto, and Staley.

352-24-Z ZONING DISTRICT: DC-16 WARD: 34

APPLICANT: R2 Development, LLC **OWNER:** Brown Derby, LLC **PREMISES AFFECTED:** 79 W. Monroe Street

SUBJECT: Application for a variation to eliminate the one required loading

berth for a proposed one-hundred seventeen dwelling units with amenity space to an existing fourteen-story mixed use building.

Motion to approve made by Chairman. Second by Staley.

Motion carried 4-0; yeas – Chairman, Shiller, Soto, and Staley.

353-24-Z ZONING DISTRICT: RT-4 WARD: 25

APPLICANT: The Catholic Bishop of Chicago

OWNER: Same as applicant **PREMISES AFFECTED:** 1639 S. Allport Street

SUBJECT: Application for a variation to reduce the off- street parking from

the required two stall to zero for the proposed conversion of an

existing three-story office building to a monastery.

Motion to approve made by Chairman. Second by Staley. Motion carried 4-0; yeas – Chairman, Shiller, Soto, and Staley.

354-24-Z ZONING DISTRICT: RS-3 WARD: 32

APPLICANT: Nozar Amiran and Azin Amiran

OWNER: Same as applicant **PREMISES AFFECTED:** 1879 N. Hoyne Avenue

SUBJECT: Application for a variation to reduce the front setback from the

required 39.22' to 6.45', rear setback from 28' to 2' for a proposed two-story, single-family residence, a one-story rear open deck, detached two car garage with rooftop deck and access stairs.

Motion to approve made by Chairman. Second by Staley. Motion carried 4-0; yeas – Chairman, Shiller, Soto, and Staley.

355-24-Z ZONING DISTRICT: RS-3 WARD: 32

APPLICANT: Nozar Amiran and Azin Amiran

OWNER: Same as applicant **PREMISES AFFECTED:** 1879 N. Hoyne Avenue

SUBJECT: Application for a variation to relocate 225 square feet of the

required rear yard open space to a garage roof deck for a proposed two-story, single-family residence with rear one, story open deck and detached two-car garage with roof deck and access stairs.

Motion to approve made by Chairman. Second by Staley.

Motion carried 4-0; yeas – Chairman, Shiller, Soto, and Staley.

356-24-Z ZONING DISTRICT: RT-4 WARD: 24

APPLICANT: Dolores Lopez and Edgar Lopez

OWNER: Same as applicant **PREMISES AFFECTED:** 3412 W. 13th Place

SUBJECT: Application for a variation to reduce the rear setback from the

required 41.87' to 2.48' combined side yard setback from 5.05' to 4.95' (west to be 2.77', east to be 2.18' for an as built second-story addition and exterior entrance stairs more than 6' above grade containing a coach house on an existing two-car garage in the rear

of an existing two-story, single-family residence.

Motion to approve made by Chairman. Second by Staley.

Motion carried 4-0; yeas – Chairman, Shiller, Soto, and Staley.

357-24-Z ZONING DISTRICT: RS-3 WARD: 12

APPLICANT: Dustin Voss & Nora Cole

OWNER: Same as applicant **PREMISES AFFECTED:** 1621 W. 37th Street

SUBJECT: Application for a variation to reduce the rear yard setback from

35.1' to 2' for a proposed two-car detached garage occupying 73% of the rear yard for an existing two-story, single-family residence. **Motion to approve made by Chairman. Second by Staley.**

Motion carried 4-0; yeas – Chairman, Shiller, Soto, and Staley.

358-24-Z ZONING DISTRICT: RS-3 WARD: 17

APPLICANT: Shurlon Thompson **OWNER:** Same as applicant

PREMISES AFFECTED: 7547 S. Emerald Avenue

SUBJECT: Application for a variation to reduce the north side setback from

the required 2' to 0.4' (south side setback to remain at 3.38'), combined side yard setback from 4' to 3.38 for a proposed rear two-story addition with an exterior stair to an existing two-story,

single-family residence.

Motion to approve made by Chairman. Second by Staley. Motion carried 4-0; yeas – Chairman, Shiller, Soto, and Staley.

359-24-S ZONING DISTRICT: B3-1 WARD: 1

APPLICANT: Alfred R. Flojo

OWNER: Rogelio & Minerva Flojo **PREMISES AFFECTED:** 3049 W. Diversey Avenue

SUBJECT: Application for a special use to expand an existing special use for a

new rear two-story addition for the existing two-story, two dwelling unit building with a new third story addition.

Motion to approve made by Chairman. Second by Staley.

Motion carried 4-0; yeas – Chairman, Shiller, Soto, and Staley.

ZONING DISTRICT: C1-1 WARD: 32

APPLICANT: Westside Visionaries, LLC

OWNER: TCB-Elston, LLC **PREMISES AFFECTED:** 2709 N. Elston Avenue

360-24-S

SUBJECT: Application for a special use to establish an adult use cannabis

dispensary.

Motion to approve made by Chairman. Second by Staley. Motion carried 4-0; yeas – Chairman, Shiller, Soto, and Staley.

361-24-S ZONING DISTRICT: B1-2 WARD: 16

APPLICANT: Fifth Third Bank, National Association

OWNER: Same as applicant

PREMISES AFFECTED: 5902 S. Western Avenue

SUBJECT: Application for a special use to establish a single lane drive-

through facility to serve a commercial bank.

Motion to approve made by Chairman. Second by Brooks. Motion carried 5-0; yeas – Chairman, Brooks, Shiller, Soto,

and Staley.

At 4:38 PM, Chairman made a motion to recess until 4:47 PM. Second by Staley. Motion carried 4-0: yeas – Chairman, Shiller, Soto, and Staley. The Board then stood in recess until 4:47 PM.

At 4:47 PM, Chairman made a motion to reconvene the meeting. Second by Staley. Motion carried 4-0: yeas – Chairman, Shiller, Soto, and Staley. The Board then reconvened at 4:47 PM.

362-24-Z ZONING DISTRICT: B3-1 WARD: 36

APPLICANT: Native 312, LLC (Adam Dittman) **OWNER:** 3515-23 W. Grand Ave, LLC **PREMISES AFFECTED:** 3527-29 W. Grand Avenue

SUBJECT: Application for a variation to establish a public place of

amusement license to provide private event space that is within 125' of a residential district for ticketed events and charging at the

door.

Motion to approve made by Chairman. Second by Staley. Motion carried 4-0; yeas – Chairman, Shiller, Soto, and Staley.

CONTINUANCES

173-24-S ZONING DISTRICT: B3-2 WARD: 28

APPLICANT: Lawndale Christian Health Center

OWNER: Edna's Circle

PREMISES AFFECTED: 4000-04 W. Jackson Boulevard

SUBJECT: Application for a special use to establish a community center on

the ground floor of an existing three-story, mixed-use building.

Continued to September 20, 2024 at 2pm.

174-24-S ZONING DISTRICT: B3-2 WARD: 28

APPLICANT: Phoenix Recovery Center Services, LLC

OWNER: Edna's Circle

PREMISES AFFECTED: 4000-04 W. Jackson Boulevard

SUBJECT: Application for a special use to establish a transitional residence on

the second floor of an existing three-story, mixed-use building at

4000 W. Jackson Boulevard.

Continued to September 20, 2024 at 2pm.

175-24-Z ZONING DISTRICT: B3-2 WARD: 28

APPLICANT: Edna's Circle **OWNER:** Same as applicant

PREMISES AFFECTED: 4000-04 W. Jackson Boulevard

SUBJECT: Application for a variation to reduce the rear yard setback on floor

containing dwelling units from the required 30' to 25' for a

proposed second and third floor addition and rear exterior stair on

an existing three-story, mixed-use building. Continued to September 20, 2024 at 2pm.

266-24-S ZONING DISTRICT: B3-2 WARD: 28

APPLICANT: Phoenix Recovery Services

OWNER: Edna's Circle

PREMISES AFFECTED: 4000-04 W. Jackson Boulevard

SUBJECT: Application for a special use to establish a transitional residence on

the third floor of an existing three-story, mixed-use building.

Continued to September 20, 2024 at 2pm.

267-24-S ZONING DISTRICT: B3-2 WARD: 28

APPLICANT: Phoenix Recovery Services

OWNER: Edna's Circle

PREMISES AFFECTED: 4000-04 W. Jackson Boulevard

SUBJECT: Application for a special use to establish a transitional residence in

an existing two-story residential building at 4002 W. Jackson

Boulevard.

Continued to September 20, 2024 at 2pm.

222-24-S ZONING DISTRICT: B3-3 WARD: 28

APPLICANT: NA Builders, Inc. **OWNER:** Same as applicant

PREMISES AFFECTED: 511-13 S. California Avenue

SUBJECT: Application for a special use to establish a new gas station with a

convenience store.

Motion to approve made by Chairman. Second by Staley. Motion carried 4-0; yeas – Chairman, Brooks, Soto, and Staley

(Shiller recused).

223-24-Z **ZONING DISTRICT: B3-3 WARD: 28**

APPLICANT: NA Builders, Inc. **OWNER:** Same as applicant

PREMISES AFFECTED: 511-13 S. California Avenue

SUBJECT: Application for a variation to reduce minimum lot area from the

required 20,000 square feet to 18,750 square feet for a proposed

gas station with a convenience store.

Motion to approve made by Chairman. Second by Staley. Motion carried 4-0; yeas – Chairman, Brooks, Soto, and Staley

(Shiller recused).

Motion to move into closed session pursuant to Section 2(c)(4) of the Open Meetings Act for the purpose of considering the evidence and testimony presented in open session for Cal. Nos. 222-24-S and 223-24-Z made by the Chairman. Second by Brooks. Motion carried 5-0; yeas - Chairman, Brooks, Shiller, Soto, and Staley. Meeting went into closed session at 2:56 PM.

Motion to return to open session made by the Chairman. Second by Brooks. Motion carried 5-0; yeas - Chairman, Brooks, Shiller, Soto, and Staley. Meeting returned to open session 3:02 PM. Following the return to open session, the Board then voted on matters presented before them.

309-24-S **ZONING DISTRICT: M1-2 WARD: 24**

APPLICANT: K Town BCP, LLC City of Chicago **OWNER: PREMISES AFFECTED:** 4720 W. Fifth Avenue

Application for a special use to establish a non-required accessory **SUBJECT:**

parking lot.

Motion to approve made by Chairman. Second by Staley. Motion carried 4-0; yeas – Chairman, Shiller, Soto, and Staley.

Motion to move into closed session pursuant to Section 2(c)(4) of the Open Meetings Act for the purpose of considering the evidence and testimony presented in open session made by the Chairman, Second by Staley. Motion carried 4-0; yeas - Chairman, Shiller, Soto, and Staley. Meeting went into closed session at 5:21 PM.

Motion to return to open session made by the Chairman. Second by Staley. Motion carried 4-0; yeas – Chairman, Shiller, Soto, and Staley. Meeting returned to open session at 5:28 PM. Following the return to open session, the Board then voted on matters presented before them.

Motion to approve all continuance requests to the dates previously stated made by the Chairman, Second by Staley. Motion carried 4-0; yeas – Chairman, Shiller, Soto, and Staley.

Motion to approve all written resolutions containing findings of fact consistent with the votes of the Board at its July 19, 2024 regular meeting made by the Chairman. Second by Staley. Motion carried 4-0; yeas – Chairman, Shiller, Soto, and Staley.

Motion to approve the Zoning Board of Appeals new Rules of Procedure made by the Chairman. Second by Staley. Motion carried 4-0; Yeas – Chairman, Shiller, Soto, and Staley.

At 5:32 PM, Chairman made a motion to adjourn. Second by Staley. Motion carried 4-0; yeas – Chairman, Staley, Soto, and Staley.

Adjournment 5:32 PM