

CITY OF CHICAGO ZONING BOARD OF APPEALS

FRIDAY- July 19, 2024

121 N. LaSalle, Second Floor City Council Chambers

Approval of the minutes from the June 21, 2024, regular meeting of the Zoning Board of Appeals.

Approval of the agenda for the July 19, 2024, regular meeting of the Zoning Board of Appeals.

9:00 A.M.

267-24-Z	ZONING DISTRICT: RT-4	WARD: 27
APPLICANT:	Dirk Maloney & Elizabeth Maloney	
OWNER:	Same as applicant	
PREMISES AFFECTED:	1326 W. Chestnut Street	
SUBJECT:	Application for a variation to reduce the rear setback from the required 38.4' to 22.83' for a proposed new roof deck with access bridge on an existing three car garage.	

- **Approved**

268-24-Z	ZONING DISTRICT: RT-4	WARD: 27
APPLICANT:	Dirk Maloney & Elizabeth Maloney	
OWNER:	Same as applicant	
PREMISES AFFECTED:	1326 W. Chestnut Street	
SUBJECT:	Application for a variation to relocate the minimum required rear yard open space of 208 square feet to a garage roof deck for a proposed new roof deck and access bridge on an existing three car garage.	

- **Approved**

269-24-Z	ZONING DISTRICT: RS-2	WARD: 45
APPLICANT:	Paul Mazurek	
OWNER:	Same as applicant	
PREMISES AFFECTED:	5140 N. McVicker Avenue	
SUBJECT:	Application for a variation to reduce the front setback from the required 21' to 10', north side setback from 4' to 0.28' (south to be 6.47'), combined side yard setback from 9' to 6.75' for a proposed first floor and second floor and rear two-story addition to the existing single-family residence.	

- **Approved**

270-24-Z **ZONING DISTRICT:** RS-3 **WARD:** 36
APPLICANT: David Zagar
OWNER: Joy C. Zagar
PREMISES AFFECTED: 888 N. Sacramento Boulevard
SUBJECT: Application for a variation to reduce the rear setback from the required 37.2' to 2', south side setback from 2.42' to 0.42' (north to be 3') combined side yard setback from 5.42' to 3.42' for a proposed one-story addition, roof deck and pergola to the existing rear two-story, two dwelling unit building to be deconverted to one dwelling unit.

- **Approved**

271-24-Z **ZONING DISTRICT:** RS-3 **WARD:** 3
APPLICANT: David Zagar
OWNER: Joy C. Zagar
PREMISES AFFECTED: 888 N. Sacramento Boulevard
SUBJECT: Application for a variation to increase the existing floor area by 132.61 square feet for a proposed one-story addition, roof deck and pergola to an existing rear two-story, two-dwelling unit building to be deconverted to one dwelling unit.

- **Approved**

272-24-Z **ZONING DISTRICT:** RM-5 **WARD:** 3
APPLICANT: Thirty Michigan Buyers, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 3639 S. Michigan Avenue
SUBJECT: Application for a variation to reduce the south side setback from the required 2.08' to 0.22' (north to be zero), combined side yard setback from 5.2' to 0.22', rear setback from 43.17' to 7.92', for a proposed third story addition, rear three story addition and the conversion from office use to nine dwelling units in an existing two- and three-story office use building.

- **Approved**

273-24-Z **ZONING DISTRICT:** RM-5 **WARD:** 3
APPLICANT: Thirty Michigan Buyers, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 3639 S. Michigan Avenue
SUBJECT: Application for a variation to reduce the rear yard open space from the required 324 square feet to zero for a proposed third story addition, rear three story addition and the conversion from office use to nine dwelling units in an existing two- and three-story office use building.

- **Approved**

274-24-Z **ZONING DISTRICT:** RM-5 **WARD: 3**
APPLICANT: Thirty Michigan Buyers, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 3639 S. Michigan Avenue
SUBJECT: Application for a variation reduce the number of off-street parking spaces for a transit served location from nine parking spaces to zero, for a proposed third story addition, rear three story addition and the conversion from office use to nine dwelling units in an existing two- and three-story office use building.

- **Approved**

275-24-S **ZONING DISTRICT:** B3-1 **WARD: 17**
APPLICANT: K L Suites, LLC
OWNER: Beauty by Leona Prof. Corp.
PREMISES AFFECTED: 7251 S. Ashland Avenue
SUBJECT: Application for a special use to establish a hair salon.

- **Approved**

276-24-Z **ZONING DISTRICT:** RM-5 **WARD: 2**
APPLICANT: Joseph Bucolo
OWNER: Joseph Bucolo
PREMISES AFFECTED: 1506 N. Cleveland Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 37.08' to 21.53' for a proposed open bridge to connect a rear open porch to an existing three dwelling unit building to a detached garage roof deck with pergola to serve unit one in a residential building.

- **Approved**

277-24-S **ZONING DISTRICT:** C2-1 **WARD: 9**
APPLICANT: S & S Mini Mart, Inc.
OWNER: 12701 Halsted, LLC
PREMISES AFFECTED: 12701-07 S. Halsted
SUBJECT: Application for a special use to establish a gas station with a single-story convenience store.

- **Continued to September 20, 2024 at 2 pm.**

278-24-Z **ZONING DISTRICT:** C2-1 **WARD: 9**
APPLICANT: S & S Mini Mart, Inc.
OWNER: 1270 Halsted, LLC
PREMISES AFFECTED: 12701-07 S. Halsted Street
SUBJECT: Application for a variation to reduce the minimum lot area from 20,000 square feet to 13, 284 square feet for a proposed gas station with a one-story convenience store.

- **Continued to September 20, 2024 at 2pm.**

279-24-Z **ZONING DISTRICT:** RS-3 **WARD:** 48
APPLICANT: Andrew Phillips, Taijoo Ha
OWNER: Same as applicant
PREMISES AFFECTED: 1463 W. Gregory Street
SUBJECT: Application for a variation to reduce the rear setback from the required 37.63' to 2', west side setback from 2.4, to 1' east to be 3.5', combined side yard setback from 6' to 4.5' for a proposed two-story accessory building with exterior entrance stairs more than 6' above grade containing a new coach house and two parking spaces in the rear of a lot with an existing two-story, three dwelling unit building.

- **Approved**

280-24-Z **ZONING DISTRICT:** RS-3 **WARD:** 48
APPLICANT: Andrew Phillips, Taijoo Ha
OWNER: Same as applicant
PREMISES AFFECTED: 1463 W. Gregory Street
SUBJECT: Application for a variation to reduce the rear yard open space from the required 675 square feet to zero for a proposed two-story accessory building with exterior entrance stairs more than 6' above grade containing a new coach house and two parking spaces in the rear of a lot with an existing two-story, three dwelling unit building.

- **Approved**

281-24-Z **ZONING DISTRICT:** RT-4 **WARD:** 1
APPLICANT: Volo Holdings, LLC 1410 Elk Grove Series
OWNER: Lorenzo Limas / Eubelia Limas
PREMISES AFFECTED: 1412 Elk Grove Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 22.80' to 2', north side setback and combined side yard setback from 5' to 3' for a proposed three-story, six dwelling unit building with attached two and four car garages with roof decks.

- **Continued to September 20, 2024 at 2pm.**

282-24-Z **ZONING DISTRICT:** RS-3 **WARD:** 40
APPLICANT: 5731 N. Washtenaw, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 5731 N. Washtenaw Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 37.25' to 20.08' for a proposed coach house over an existing four car garage.

- **Continued to September 20, 2024 at 2pm.**

283-24-Z **ZONING DISTRICT:** RS-2 **WARD:** 41
APPLICANT: Gavin R. De Castro
OWNER: Mary Leonardo, Gavin DeCastro and Augusto Leonardo
PREMISES AFFECTED: 5353 N. Normandy Avenue
SUBJECT: Application for a variation to reduce the south side setback from the required 4.98' to 1.58' (north side and combined side yard setback to be 32.25' and 33.83') for a proposed front second floor addition serving an existing one-story, single-family residence.

- **Approved**

284-24-S **ZONING DISTRICT:** B3-2 **WARD:** 44
APPLICANT: Grace Lash Brow, LLC dba Grace Art & Beauty
OWNER: Chicago Munich Investments, LLC Bernard
PREMISES AFFECTED: 3220 N. Sheffield Avenue
SUBJECT: Application for a special use to establish a permanent make-up / tattoo service facility.

- **Approved**

285-24-Z **ZONING DISTRICT:** RS-3 **WARD:** 39
APPLICANT: Gul Mohammad and Mohammad Musadaq
OWNER: Same as applicant
PREMISES AFFECTED: 6051 N. Sauganash Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 38.21' to 0.45', west side setback from 3.46' to 0.15' (east to be 2.09'), combined side setback from 8.65' to 2.24' for a proposed carport / garage roof extension over 8' wide in the rear of an existing two- dwelling unit building.

- **Approved**

286-24-Z **ZONING DISTRICT:** RS-3 **WARD:** 39
APPLICANT: Gul Mohammad & Mohammad Musadaq
OWNER: Same as applicant
PREMISES AFFECTED: 6051 N. Sauganash Avenue
SUBJECT: Application for a variation to reduce the rear yard open space from the required 450 square feet to zero for a proposed carport/garage roof extension over 8' wide in the rear of an existing two dwelling unit building.

- **Approved**

287-24-S **ZONING DISTRICT:** M2-3 **WARD:** 27
APPLICANT: Parking in Chicago, LLC
OWNER: Illinois Department of Transportation
PREMISES AFFECTED: 800 W. Kinzie Street
SUBJECT: Application for a special use to establish a non-accessory surface parking lot.

- **Approved**

292-24-Z ZONING DISTRICT: RS-3 WARD: 28
APPLICANT: 1526 S Wabash, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 839 S. Bishop Street
SUBJECT: Application for a variation to reduce the north side setback from the required 2' to zero (south to be 8.71') combined side yard setback shall be 8.71' for a proposed one-story addition to an existing two-story, single-family residence.

- **Approved**

293-24-Z ZONING DISTRICT: RM 5.5 WARD: 43
APPLICANT: Arsalan Hamidi
OWNER: Same as applicant
PREMISES AFFECTED: 2014-16 N. Bissell Street
SUBJECT: Application for a variation to reduce the front setback from the required 9' to 4.58', rear setback from 22.5' to 1', north side setback from 2.6' to 1' to allow for the subdivision of the existing zoning lot into two zoning lots. The existing three-story, four dwelling unit building will remain at 2016 N. Bissell Street.

- **Approved**

294-24-Z ZONING DISTRICT: RM 5.5 WARD: 43
APPLICANT: Arsalan Hamidi
OWNER: Same as applicant
PREMISES AFFECTED: 2014 N. Bissell Street
SUBJECT: Application for a variation to reduce the on-site open space from the required 108 square feet to zero for a proposed three-story, three dwelling unit building with attached three car garage, roof top deck and rooftop stair enclosure.

- **Approved**

295-24-S ZONING DISTRICT: B3-2 WARD: 47
APPLICANT: Minhaz Lakhani
OWNER: Same as applicant
PREMISES AFFECTED: 7138 N. Sheridan Road / 1313 W. Touhy Avenue
SUBJECT: Application for a special use to establish a gas station with a convenience store/ restaurant within one single shared tenant space.

- **Approved**

296-24-Z ZONING DISTRICT: B3-2 WARD: 47
APPLICANT: Minhaz Lakhani
OWNER: Same as applicant
PREMISES AFFECTED: 7138 N. Sheridan Road / 1313 W. Touhy Avenue
SUBJECT: Application for a variation to reduce the required minimum lot area from the required 20,000 to 19,276 for proposed gas station with a convenience store within a single shared tenant space.

- **Approved**

297-24-Z
APPLICANT:
OWNER:
PREMISES AFFECTED:
SUBJECT:

ZONING DISTRICT: RS-3 **WARD:** 32
1220 W Draper, LLC
Same as applicant
1220 W. Draper Street
Application for a variation to reduce the rear yard open space from 225 square feet to zero for a proposed rear one-story addition, a side three story addition and an attached two car garage with roof top deck on the existing four-story, single-family residence.

- Approved

298-24-Z
APPLICANT:
OWNER:
PREMISES AFFECTED:
SUBJECT:

ZONING DISTRICT: RS-3 **WARD:** 32
1220 W Draper, LLC
Same as applicant
1220 W. Draper Street
Application for a variation to reduce the east side setback from the required 4' to zero (west to be 1.76'), combined side yard setback from 10' to 1.76' for a rear one-story addition, three-story side addition and an attached two car garage with roof top deck for the existing four-story, single-family residence.

- Approved

299-24-Z
APPLICANT:
OWNER:
PREMISES AFFECTED:
SUBJECT:

ZONING DISTRICT: RS-3 **WARD:** 32
1220 Draper, LLC
Same as applicant
1220 W. Draper Street
Application for a variation to increase the 4,063.38 square feet of non-conforming floor area by 609.5 square feet for a total of 4,672.88 square feet for a proposed rear one-story addition, side three-story addition and an attached two car garage with roof deck for the existing four-story, single-family residence.

- Approved

2:00 PM

300-24-S
APPLICANT:
OWNER:
PREMISES AFFECTED:
SUBJECT:

ZONING DISTRICT: B3-1 **WARD:** 26
La Casa Norte
California 1622, LLC
1622 N. California Avenue
Application for a special use to convert an existing four-story, thirty-nine-unit SRO building into a transitional shelter.

- Approved

301-24-S
APPLICANT:
OWNER:
PREMISES AFFECTED:
SUBJECT:

ZONING DISTRICT: B3-1 **WARD:** 26
La Casa Norte
California 1622, LLC
1622 N. California Avenue
Application for a special use to establish a community center on the ground floor of an existing four-story building.

- Approved

302-24-Z **ZONING DISTRICT:** B3-1 **WARD:** 26
APPLICANT: La Casa Norte
OWNER: California 1622, LLC
PREMISES AFFECTED: 1622 N. California Avenue
SUBJECT: Application for a variation to reduce the required parking from five spaces to zero to convert a thirty-nine-unit SRO into a transitional shelter/ community center. This is a transit served location.

- **Approved**

303-24-Z **ZONING DISTRICT:** B1-2 **WARD:** 43
APPLICANT: Charlie and Kathy Baggs
OWNER: Charlie and Kathy Baggs / 2573 N Calrk Condo Association
PREMISES AFFECTED: 2573 N. Clark Street
SUBJECT: Application for a variation to reduce the rear setback from the required 30' to zero for a proposed one car accessory garage to serve an existing residential building.

- **Approved**

304-24-S **ZONING DISTRICT:** B3-1 **WARD:** 38
APPLICANT: Starbucks Corporation
OWNER: Trustee: FNB, Trust # 1833, dte 3/9/15 Ben: Gino Bozzi
PREMISES AFFECTED: 8353 W. Irving Park Road
SUBJECT: Application for a special use to establish a single lane drive-through to serve a proposed fast-food restaurant.

- **Approved**

305-24-S **ZONING DISTRICT:** M2-2 **WARD:** 27
APPLICANT: C & R Holdings Grow, LLC
OWNER: Grand Properties Franklin, LLC
PREMISES AFFECTED: 3300 W. Franklin Boulevard
SUBJECT: Application for a special use to establish a cannabis infuser facility.

- **Approved**

306-24-S **ZONING DISTRICT:** M2-2 **WARD:** 27
APPLICANT: C & R Holdings Grow, LLC
OWNER: Grand Properties Franklin, LLC
PREMISES AFFECTED: 3300 W. Franklin Boulevard
SUBJECT: Application for a special use to establish a cannabis processor facility.

- **Approved**

307-24-Z **ZONING DISTRICT:** RM-5 **WARD:** 3
APPLICANT: Boulder Real Estate Group, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 4357 S. Calumet Avenue
SUBJECT: Application for a variation to reduce the number of required off-
street parking spaces from two to zero for the conversion of an
existing two-story front residential building with one dwelling unit
and seven SRO units to a three dwelling unit building which is
located within 2,640' from a CTA rail station.

- **Approved**

308-24-Z **ZONING DISTRICT:** RM-5 **WARD:** 3
APPLICANT: Boulder Real Estate Group, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 4357 S. Calumet Avenue
SUBJECT: Application for a variation to reduce the rear yard open spaces
from the required 144 square feet to zero for a proposed rear porch
and the conversion of an existing two-story front residential
building with one dwelling unit and seven SRO units to a three
dwelling unit building which is located within 2,640' from a CTA
rail station.

- **Approved**

309-24-S **ZONING DISTRICT:** M1-2 **WARD:** 24
APPLICANT: K Town BCP, LLC
OWNER: City of Chicago
PREMISES AFFECTED: 4720 W. Fifth Avenue
SUBJECT: Application for a special use to establish a non-required accessory
parking lot.

- **Continued to August 16, 2024 at 2:00pm.**

CONTINUANCES

395-23-S **ZONING DISTRICT:** M3-2 **WARD:** 24
APPLICANT: Chicagoland Materials, LLC
OWNER: D & D Concrete, LLC
PREMISES AFFECTED: 4556 W. Roosevelt Road
SUBJECT: Application for a special use to establish a Class V recycling
facility for the collection of excavated soil / dirt, concrete, bricks,
and landscape material to be operated in conjunction with an
existing retail/ wholesale landscape business.

- **Approved**

396-23-Z **ZONING DISTRICT: M3-2** **WARD: 24**
APPLICANT: Chicagoland Materials, LLC
OWNER: D & D Concrete, LLC
PREMISES AFFECTED: 4556 W. Roosevelt Road
SUBJECT: Application for a variation to eliminate ornamental fencing and retain 304 linear feet of chain link fence along vehicular use area (material storage yard frontage).

- **Approved**

45-24-Z **ZONING DISTRICT: RM-4.5** **WARD: 43**
APPLICANT: PH Chicago, LLC
OWNER: Bonita M. Webb
PREMISES AFFECTED: 1854 N. Howe Street
SUBJECT: Application for a variation to reduce the north and south side setbacks from 2' to 1' each, combined side yard setback from 4.4' to 2' for a proposed three-story, single-family residence with rooftop deck partially covered pergola 10' high, rooftop stair way and elevator enclosure and first floor open rear deck 4' high.

- **Withdrawn**

135-24-Z **ZONING DISTRICT: RT-3.5** **WARD: 33**
APPLICANT: Timothy Friese
OWNER: Same as applicant
PREMISES AFFECTED: 3016 N. Troy Street
SUBJECT: Application for a variation to reduce the north side setback from the required 2' to zero (south to be 2'), combined side yard setback from 5' to 2' for an as built third story addition and a new rear second story deck and stairs on the existing three-story, single-family residence and rear first story deck to convert to two dwelling units.

- **Approved**

180-24-S **ZONING DISTRICT: B3-1** **WARD: 48**
APPLICANT: Starbuck's Corporation
OWNER: Benitta Berke, Trustee of Trust # 12-2834-6350
PREMISES AFFECTED: 6350 N. Broadway
SUBJECT: Application for a special use to replace an existing Starbuck's with a new building and reconfigure a surface parking lot. The new building will also have a one-lane drive-through.

- **Continued to September 20, 2024 at 2:00pm.**

201-24-Z **ZONING DISTRICT:** B2-3 **WARD:** 46
APPLICANT: 4701 N Clark St., Inc.
OWNER: Same as applicant
PREMISES AFFECTED: 4713 N. Clark Street
SUBJECT: Application for a variation to reduce the rear setback on floors containing dwelling units from the required 30' to 21.32' for a proposed five-story, thirty-six dwelling unit building with eighteen parking spaces, thirty-nine bicycle spaces and one loading space located within 2,640' from a Metra rail station.

- Continued to September 20, 2024 at 2:00pm.

206-24-Z **ZONING DISTRICT:** DR-3 **WARD:** 27
APPLICANT: Cabrini, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 505 W. Elm Street
SUBJECT: Application for a variation to reduce the front setback from 12' to zero, rear setback from 30' to zero for the proposed division of a lot, convert the existing church to seven dwelling units.

- Approved

207-24-Z **ZONING DISTRICT:** DR-3 **WARD:** 27
APPLICANT: Cabrini, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 505 W. Elm Street
SUBJECT: Application for a variation to allow an alternative compliance with the building on-site open space standards to allow an existing church to be converted to seven dwelling units.

- Approved

208-24-Z **ZONING DISTRICT:** DR-3 **WARD:** 27
APPLICANT: Cabrini, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 515 W. Elm Street
SUBJECT: Application for a variation to reduce the front setback from the required 14.16' to 12.5', rear setback from 30' to zero for a proposed five-story, twelve dwelling unit building with nine parking spaces. This is a transit served location.

- Approved

209-24-Z **ZONING DISTRICT:** DR-3 **WARD:** 27
APPLICANT: Cabrini, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 515 W. Elm Street
SUBJECT: Application for a variation to increase parking from six spaces to nine to allow a five-story, twelve dwelling unit building with nine parking spaces. This is a transit served location.

- Approved

240-24-Z

ZONING DISTRICT: RS-3

WARD: 26

APPLICANT:

Wenho Yang

OWNER:

Same as applicant

PREMISES AFFECTED:

3119 W. Moffat Street

SUBJECT:

Application for a variation to increase the maximum area of a rear yard accessory structure in the required rear setback from 537.75 square feet to 588 square feet for a proposed coach house.

- **Approved**

Approval of the written resolutions containing findings of fact consistent with the votes of the Board at its June 21, 2024 regular meeting.

Adjournment.