## CITY OF CHICAGO ZONING BOARD OF APPEALS FRIDAY- July 19, 2024 121 N. LaSalle, Second Floor City Council Chambers

## 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, SECOND FLOOR CITY COUNCIL CHAMBERS.

## PHYSICALLY PRESENT FOR ALL OR SOME PORTIONS

Brian Sanchez, Chairman Angela Brooks Ann MacDonald Adrian Soto Swathi Staley

Chairman Sanchez called the meeting to order at 9:07 AM. Chairman Sanchez undertook a roll call vote to establish the presence of a quorum. The hearings commenced with five members present (Chairman, Brooks, MacDonald, Soto, and Staley).

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

Motion to approve the agenda for the July 19, 2024 regular meeting of the Board made by Chairman. Second by Brooks. Motion carried 5-0; yeas – Chairman, Brooks, MacDonald, Soto, and Staley.

9:00 A.M.

267-24-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT: RT-4WARD: 27Dirk Maloney & Elizabeth MaloneySame as applicant1326 W. Chestnut StreetApplication for a variation to reduce the rear setback from therequired 38.4' to 22.83' for a proposed new roof deck with accessbridge on an existing three car garage.Motion to approve made by Chairman. Second by Brooks.Motion carried 5-0; yeas – Chairman, Brooks, MacDonald,Soto, and Staley.
268-24-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT: RT-4WARD: 27Dirk Maloney & Elizabeth MaloneySame as applicant1326 W. Chestnut StreetApplication for a variation to relocate the minimum required rearyard open space of 208 square feet to a garage roof deck for aproposed new roof deck and access bridge on an existing three car

	garage. Motion to approve made by Chairman. Second by Brooks. Motion carried 5-0; yeas – Chairman, Brooks, MacDonald, Soto, and Staley.
269-24-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT: RS-2 WARD: 45 Paul Mazurek Same as applicant 5140 N. McVicker Avenue 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. Motion to approve made by Chairman. Second by Brooks. Motion carried 5-0; yeas – Chairman, Brooks, MacDonald, Soto, and Staley.
270-24-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	<ul> <li>ZONING DISTRICT: RS-3 WARD: 36</li> <li>David Zagar</li> <li>Joy C. Zagar</li> <li>888 N. Sacramento Boulevard</li> <li>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.</li> <li>Motion to approve made by Chairman. Second by Brooks. Motion carried 5-0; yeas – Chairman, Brooks, MacDonald, Soto, and Staley.</li> </ul>
271-24-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT: RS-3WARD: 3David ZagarJoy C. Zagar888 N. Sacramento BoulevardApplication for a variation to increase the existing floor area by132.61 square feet for a proposed one-story addition, roof deck andpergola to an existing rear two-story, two-dwelling unit building tobe deconverted to one dwelling unit.Motion to approve made by Chairman. Second by Brooks.Motion carried 5-0; yeas – Chairman, Brooks, MacDonald,Soto, and Staley.
272-24-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT: RM-5WARD: 3Thirty Michigan Buyers, LLCSame as applicant3639 S. Michigan AvenueApplication for a variation to reduce the south side setback from the required 2.08' to 0.22' (north to be zero), combined side yard 2

	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. Motion to approve made by Chairman. Second by Brooks. Motion carried 5-0; yeas – Chairman, Brooks, MacDonald, Soto, and Staley.
273-24-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	<ul> <li>ZONING DISTRICT: RM-5 WARD: 3</li> <li>Thirty Michigan Buyers, LLC</li> <li>Same as applicant</li> <li>3639 S. Michigan Avenue</li> <li>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.</li> <li>Motion to approve made by Chairman. Second by Brooks.</li> <li>Motion carried 5-0; yeas – Chairman, Brooks, MacDonald, Soto, and Staley.</li> </ul>
274-24-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	<ul> <li>ZONING DISTRICT: RM-5 WARD: 3</li> <li>Thirty Michigan Buyers, LLC</li> <li>Same as applicant</li> <li>3639 S. Michigan Avenue</li> <li>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.</li> <li>Motion to approve made by Chairman. Second by Brooks. Motion carried 5-0; yeas – Chairman, Brooks, MacDonald, Soto, and Staley.</li> </ul>
275-24-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT: B3-1WARD: 17K L Suites, LLCBeauty by Leona Prof. Corp.7251 S. Ashland AvenueApplication 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, MacDonald, Soto, and Staley.
276-24-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	<b>ZONING DISTRICT:</b> RM-5 WARD: 2 Joseph Bucolo Joseph Bucolo 1506 N. Cleveland Avenue 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 3

	detached garage roof deck with pergola residential building. Motion to approve made by Chairma Motion carried 5-0; yeas – Chairman Soto, and Staley.	n. Second by Brooks.
277-24-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	<b>ZONING DISTRICT:</b> C2-1 S & S Mini Mart, Inc. 12701 Halsted, LLC 12701-07 S. Halsted Application for a special use to establish single-story convenience store. <b>Continued to September 20, 2024 at 2</b>	-
278-24-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	<b>ZONING DISTRICT:</b> C2-1 S & S Mini Mart, Inc. 1270 Halsted, LLC 12701-07 S. Halsted Street Application for a variation to reduce the 20,000 square feet to 13, 284 square feet with a one-story convenience store. <b>Continued to September 20, 2024 at 2</b>	et for a proposed gas station
279-24-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	<ul> <li>ZONING DISTRICT: RS-3</li> <li>Andrew Phillips, Taijoo Ha</li> <li>Same as applicant</li> <li>1463 W. Gregory Street</li> <li>Application for a variation to reduce the required 37.63' to 2', west side setback for 6</li> <li>3.5', combined side yard setback from 6</li> <li>story accessory building with exterior e above grade containing a new coach ho in the rear of a lot with an existing two-building.</li> <li>Motion to approve made by Chairman Motion carried 5-0; yeas – Chairman Soto, and Staley.</li> </ul>	from 2.4, to 1' east to be 5' to 4.5' for a proposed two- ntrance stairs more than 6' use and two parking spaces story, three dwelling unit <b>m. Second by Brooks.</b>
280-24-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	<b>ZONING DISTRICT:</b> RS-3 Andrew Phillips, Taijoo Ha Same as applicant 1463 W. Gregory Street Application for a variation to reduce the the required 675 square feet to zero for accessory building with exterior entrance grade containing a new coach house and rear of a lot with an existing two-story, building.	a proposed two-story ce stairs more than 6' above d two parking spaces in the

	Motion to approve made by Chairman. Second by Brooks. Motion carried 5-0; yeas – Chairman, Brooks, MacDonald, Soto, and Staley.ZONING DISTRICT: RT-4WARD: 1Volo Holdings, LLC 1410 Elk Grove SeriesLorenzo Limas / Eubelia Limas1412 Elk Grove AvenueApplication 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.	
281-24-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:		
282-24-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT: RS-3WARD: 405731 N. Washtenaw, LLCSame as applicant5731 N. Washtenaw AvenueApplication 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 APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT: RS-2 Gavin R. De Castro Mary Leonardo, Gavin DeCastro and Au 5353 N. Normandy Avenue Application for a variation to reduce the the required 4.98' to 1.58' (north side and setback to be 32.25' and 33.83') for a pro- addition serving an existing one-story, s Motion to approve made by Chairman Motion carried 5-0; yeas – Chairman, Soto, and Staley.	south side setback from d combined side yard oposed front second floor ingle-family residence. <b>n. Second by Brooks.</b>
284-24-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT: B3-2 Grace Lash Brow, LLC dba Grace Art & Chicago Munich Investments, LLC Bern 3220 N. Sheffield Avenue Application for a special use to establish tattoo service facility. Motion to approve made by Chairman Motion carried 5-0; yeas – Chairman, Soto, and Staley.	nard a permanent make-up / <b>n. Second by Brooks.</b>
285-24-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	<b>ZONING DISTRICT:</b> RS-3 Gul Mohammad and Mohammad Musac Same as applicant 6051 N. Sauganash Avenue Application for a variation to reduce 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. <b>Motion to approve made by Chairman. Second by Brooks.</b> <b>Motion carried 5-0; yeas – Chairman, Brooks, MacDonald, Soto, and Staley.</b>
286-24-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	<ul> <li>ZONING DISTRICT: RS-3 WARD: 39</li> <li>Gul Mohammad &amp; Mohammad Musadaq</li> <li>Same as applicant</li> <li>6051 N. Sauganash Avenue</li> <li>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.</li> <li>Motion to approve made by Chairman. Second by Brooks.</li> <li>Motion carried 5-0; yeas – Chairman, Brooks, MacDonald, Soto, and Staley.</li> </ul>
287-24-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT: M2-3WARD: 27Parking in Chicago, LLCIllinois Department of Transportation800 W. Kinzie StreetApplication for a special use to establish a non-accessory surfaceparking lot.Motion to approve made by Chairman. Second by Brooks.Motion carried 5-0; yeas – Chairman, Brooks, MacDonald, Soto, and Staley.
288-24-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	<ul> <li>ZONING DISTRICT: RS-3 WARD: 30</li> <li>808 Builders, LLC</li> <li>Same as applicant</li> <li>3242 N. Kostner Avenue</li> <li>Application for a variation to reduce the front setback from the required 39.04' to 15.05' for a proposed two-story, single-family residence with a two-car garage.</li> <li>Motion to approve made by Chairman. Second by Brooks.</li> <li>Motion carried 5-0; yeas – Chairman, Brooks, MacDonald, Soto, and Staley.</li> </ul>
289-24-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT: RS-3WARD: 30808 Builders, LLCSame as applicant3246 N. Kostner AvenueApplication for a variation to reduce the front setback from the required 39.40' to 12.08', combined side yard setback from 6.50' to 5.34' for the division of an improved zoning lot where an existing one-story, single-family residence at 3246 N Kostner Avenue is to remain and a two-story single-family residence is proposed for

	3242 N. Kostner. Motion to approve made by Chairman. Second by Brooks. Motion carried 5-0; yeas – Chairman, Brooks, MacDonald, Soto, and Staley.	
290-24-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	<ul> <li>ZONING DISTRICT: RS-3 WARD: 35</li> <li>Stephen Stapleton and Sara Van Valkenburgh</li> <li>Same as applicant</li> <li>2451 N. Sawyer Avenue</li> <li>Application for a variation to expand the existing floor area that has been in existence for 50 years by 493.3 square feet of the existing building area of 3,490.6 square feet for a proposed side hird story dormer addition and conversion of an existing front unfinished attic area to habitable space for a new third story ADU conversion unit in an existing three-story, two dwelling unit residential building.</li> <li>Motion to approve made by Chairman. Second by Brooks.</li> <li>Motion carried 5-0; yeas – Chairman, Brooks, MacDonald, Soto, and Staley.</li> </ul>	
291-24-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	<ul> <li>ZONING DISTRICT: RS-3 WARD: 35</li> <li>Stephen Stapleton and Sara Van Valkenburgh</li> <li>Same as applicant</li> <li>2451 N. Sawyer Avenue</li> <li>Application for a variation to increase the existing height of 33.4' which exceeds the maximum 30' for a proposed new side third story dormer addition and conversion of the existing front unfinished attic area to habitable space for new third story additional dwelling unit in an existing front unfinished attic area to habitable space for a new third story ADU conversion unit in an existing three-story, two dwelling unit residential building.</li> <li>Motion to approve made by Chairman. Second by Brooks.</li> <li>Motion carried 5-0; yeas – Chairman, Brooks, MacDonald, Soto, and Staley.</li> </ul>	
292-24-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT: RS-3WARD: 281526 S Wabash, LLCSame as applicant839 S. Bishop StreetApplication for a variation to reduce the north side setback fromthe required 2' to zero (south to be 8.71') combined side yardsetback shall be 8.71' for a proposed one-story addition to anexisting two-story, single-family residence.Motion to approve made by Chairman. Second by Brooks.Motion carried 5-0; yeas – Chairman, Brooks, MacDonald, Soto, and Staley.	
293-24-Z APPLICANT: OWNER:	ZONING DISTRICT: RM 5.5WARD: 43Arsalan HamidiSame as applicant	

PREMISES AFFECTED: SUBJECT:	2014-16 N. Bissell Street 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. <b>Motion to approve made by Chairman. Second by Brooks.</b> <b>Motion carried 5-0; yeas – Chairman, Brooks, MacDonald, Soto, and Staley.</b>	
294-24-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT: RM 5.5WARD: 43Arsalan HamidiSame as applicant2014 N. Bissell StreetApplication 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.Motion to approve made by Chairman. Second by Brooks. Motion carried 5-0; yeas – Chairman, Brooks, MacDonald, Soto, and Staley.	

At 10:34 AM, Chairman made a motion to recess until 10:40 AM. Second by Brooks. Motion carried 5-0: yeas – Chairman, Brooks, MacDonald, Soto, and Staley. The Board then stood in recess until 10:40 AM.

At 10:40 AM, Chairman made a motion to reconvene the meeting. Second by Brooks. Motion carried 5-0: yeas – Chairman, Brooks, MacDonald, Soto, and Staley. The Board then reconvened at 10:40 AM.

295-24-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT: B3-2 Minhaz Lakhani Same as applicant 7138 N. Sheridan Road / 1313 W. To Application for a special use to establ convenience store/ restaurant within o space. Motion to approve made by Chairm Motion carried 5-0; yeas – Chairma Soto, and Staley.	ish a gas station with a one single shared tenant <b>nan. Second by Brooks.</b>
296-24-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	<b>ZONING DISTRICT:</b> B3-2 Minhaz Lakhani Same as applicant 7138 N. Sheridan Road / 1313 W. To Application for a variation to reduce to from the required 20,000 to 19,276 for convenience store within a single share	he required minimum lot area r proposed gas station with a

	Motion to approve made by Chairman. Second by Brooks. Motion carried 5-0; yeas – Chairman, Brooks, MacDonald, Soto, and Staley.	
297-24-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	<b>ZONING DISTRICT:</b> RS-3 1220 W Draper, LLC Same as applicant 1220 W. Draper Street Application for a variation to reduce 225 square feet to zero for a proposed side three story addition and an attach top deck on the existing four-story, si <b>Motion to approve made by Chairr</b> <b>Motion carried 5-0; yeas – Chairm</b> <b>Soto, and Staley.</b>	I rear one-story addition, a ned two car garage with roof ingle-family residence. nan. Second by Brooks.
298-24-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT: RS-3 1220 W Draper, LLC Same as applicant 1220 W. Draper Street Application for a variation to reduce required 4' to zero (west to be 1.76'), from 10' to 1.76' for a rear one-story a addition and an attached two car gara existing four-story, single-family resi Motion to approve made by Chairr Motion carried 5-0; yeas – Chairm Soto, and Staley.	combined side yard setback addition, three-story side ge with roof top deck for the dence. <b>nan. Second by Brooks.</b>
299-24-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	<b>ZONING DISTRICT:</b> RS-3 1220 Draper, LLC Same as applicant 1220 W. Draper Street Application for a variation to increase non-conforming floor area by 609.5 s 4,672.88 square feet for a proposed re three-story addition and an attached t for the existing four-story, single-fam <b>Motion to approve made by Chairr Motion carried 5-0; yeas – Chairm Soto, and Staley.</b>	Equare feet for a total of ear one-story addition, side wo car garage with roof deck hily residence. <b>nan. Second by Brooks.</b>

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, MacDonald, Soto, and Staley. Meeting went into closed session at 11:24 AM.

Motion to return to open session made by the Chairman. Second by Brooks. Motion carried 5-0; yeas – Chairman, Brooks, Esposito, Soto, and Staley. Meeting returned to

open session at 11:43 AM. 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, MacDonald, Soto, and Staley.

At 11:47 AM, Chairman made a motion to recess until 2:00PM. Second by Brooks. Motion carried 5-0: yeas – Chairman, Brooks, MacDonald, Soto, and Staley. The Board then stood in recess until 2:00 PM.

At 2:01 PM, Chairman made a motion to reconvene the meeting. Second by Brooks. Motion carried 5-0: yeas – Chairman, Brooks, MacDonald, Soto, and Staley. The Board then reconvened at 2:01 PM.

2:00 PM

300-24-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT: B3-1 La Casa Norte California 1622, LLC 1622 N. California Avenue Application for a special use to convert thirty-nine-unit SRO building into a tra Motion to approve made by Chairman Motion carried 5-0; yeas – Chairman Soto, and Staley.	nsitional shelter. an. Second by Brooks.
301-24-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT: B3-1 La Casa Norte California 1622, LLC 1622 N. California Avenue Application for a special use to establis the ground floor of an existing four-stor Motion to approve made by Chairman Motion carried 5-0; yeas – Chairman Soto, and Staley.	ry building. <b>m. Second by Brooks.</b>
302-24-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT: B3-1 La Casa Norte California 1622, LLC 1622 N. California Avenue Application for a variation to reduce the spaces to zero to convert a thirty-nine-u shelter/ community center. This is a tran Motion to approve made by Chairman Motion carried 5-0; yeas – Chairman Soto, and Staley.	nit SRO into a transitional nsit served location. <b>an. Second by Brooks.</b>
303-24-Z APPLICANT:	<b>ZONING DISTRICT:</b> B1-2 Charlie and Kathy Baggs	WARD: 43

OWNER: PREMISES AFFECTED: SUBJECT:	Charlie and Kathy Baggs / 2573 N Calrk Condo Association 2573 N. Clark Street 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. Motion to approve made by Chairman. Second by Brooks. Motion carried 5-0; yeas – Chairman, Brooks, MacDonald, Soto, and Staley.
304-24-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT: B3-1WARD: 38Starbucks CorporationTrustee: FNB, Trust # 1833, dte 3/9/15 Ben: Gino Bozzi8353 W. Irving Park RoadApplication for a special use to establish a single lane drive- through to serve a proposed fast-food restaurant.Motion to approve made by Chairman. Second by Brooks. Motion carried 4-0; yeas – Chairman, Brooks, Soto, and Staley (MacDonald recused).
305-24-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	<ul> <li>ZONING DISTRICT: M2-2 WARD: 27</li> <li>C &amp; R Holdings Grow, LLC</li> <li>Grand Properties Franklin, LLC</li> <li>3300 W. Franklin Boulevard</li> <li>Application for a special use to establish a cannabis infuser facility.</li> <li>Motion to approve made by Chairman. Second by Brooks.</li> <li>Motion carried 5-0; yeas – Chairman, Brooks, MacDonald, Soto, and Staley.</li> </ul>
306-24-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	<ul> <li>ZONING DISTRICT: M2-2 WARD: 27</li> <li>C &amp; R Holdings Grow, LLC</li> <li>Grand Properties Franklin, LLC</li> <li>3300 W. Franklin Boulevard</li> <li>Application for a special use to establish a cannabis processor facility.</li> <li>Motion to approve made by Chairman. Second by Brooks.</li> <li>Motion carried 5-0; yeas – Chairman, Brooks, MacDonald, Soto, and Staley.</li> </ul>
307-24-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT: RM-5WARD: 3Boulder Real Estate Group, LLCSame as applicant4357 S. Calumet AvenueApplication 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.

	Motion to approve made by Chairman. Second by Brooks. Motion carried 5-0; yeas – Chairman, Brooks, MacDonald, Soto, and Staley.
308-24-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	<ul> <li>ZONING DISTRICT: RM-5 WARD: 3</li> <li>Boulder Real Estate Group, LLC</li> <li>Same as applicant</li> <li>4357 S. Calumet Avenue</li> <li>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.</li> <li>Motion to approve made by Chairman. Second by Brooks. Motion carried 5-0; yeas – Chairman, Brooks, MacDonald, Soto, and Staley.</li> </ul>
309-24-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT: M1-2WARD: 24K Town BCP, LLCCity of Chicago4720 W. Fifth AvenueApplication for a special use to establish a non-required accessoryparking lot.Continued to August 16, 2024 at 2:00pm.
	<u>CONTINUANCES</u>
395-23-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT: M3-2WARD: 24Chicagoland Materials, LLCD & D Concrete, LLC4556 W. Roosevelt RoadApplication 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.Motion to approve made by Chairman. Second by Brooks. Motion carried 5-0; yeas – Chairman, Brooks, MacDonald, Soto, and Staley.
396-23-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	<ul> <li>ZONING DISTRICT: M3-2 WARD: 24</li> <li>Chicagoland Materials, LLC</li> <li>D &amp; D Concrete, LLC</li> <li>4556 W. Roosevelt Road</li> <li>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).</li> <li>Motion to approve made by Chairman. Second by Brooks. Motion carried 5-0; yeas – Chairman, Brooks, MacDonald, Soto, and Staley.</li> </ul>

45-24-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT: RM-4.5WARD: 43PH Chicago, LLCBonita M. Webb1854 N. Howe StreetApplication for a variation to reduce the north and south sidesetbacks from 2' to 1' each, combined side yard setback from 4.4'to 2' for a proposed three-story, single-family residence withrooftop deck partially covered pergola 10' high, rooftop stair wayand elevator enclosure and first floor open rear deck 4' high.Withdrawn
135-24-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	<ul> <li>ZONING DISTRICT: RT-3.5 WARD: 33</li> <li>Timothy Friese</li> <li>Same as applicant</li> <li>3016 N. Troy Street</li> <li>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 an and rear first story deck to convert to two dwelling units.</li> <li>Motion to approve made by Chairman. Second by Brooks. Motion carried 5-0; yeas – Chairman, Brooks, MacDonald, Soto, and Staley.</li> </ul>
180-24-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT: B3-1WARD: 48Starbuck's CorporationBenitta Berke, Trustee of Trust # 12-2834-63506350 N. BroadwayApplication for a special use to replace an existing Starbuck's witha new building and reconfigure a surface parking lot. The newbuilding will also have a one-lane drive-through.Continued to September 20, 2024 at 2:00pm.
201-24-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT: B2-3WARD: 464701 N Clark St., Inc.Same as applicant4713 N. Clark StreetApplication for a variation to reduce the rear setback on floorscontaining dwelling units from the required 30' to 21.32' for aproposed five-story, thirty-six dwelling unit building with eighteenparking spaces, thirty-nine bicycle spaces and one loading spacelocated within 2,640' from a Metra rail station.Continued to September 20, 2024 at 2:00pm.
206-24-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT: DR-3WARD: 27Cabrini, LLCSame as applicant505 W. Elm StreetApplication for a variation to reduce the front setback from 12' to13

	zero, rear setback from 30' to zero for the proposed division of a lot, convert the existing church to seven dwelling units. Motion to approve made by Chairman. Second by Brooks. Motion carried 5-0; yeas – Chairman, Brooks, MacDonald, Soto, and Staley.	
207-24-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT: DR-3 Cabrini, LLC Same as applicant 505 W. Elm Street Application for a variation to allow an the building on-site open space standar church to be converted to seven dwelli Motion to approve made by Chairm Motion carried 5-0; yeas – Chairman Soto, and Staley.	rds to allow an existing ng units. <b>an. Second by Brooks.</b>
208-24-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT: DR-3WARD: 27Cabrini, LLCSame as applicant515 W. Elm StreetApplication 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.Motion to approve made by Chairman. Second by Brooks. Motion carried 5-0; yeas – Chairman, Brooks, MacDonald, Soto, and Staley.	
209-24-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	<b>ZONING DISTRICT:</b> DR-3 Cabrini, LLC Same as applicant 515 W. Elm Street Application for a variation to increase nine to allow a five-story, twelve dwel parking spaces. This is a transit served <b>Motion to approve made by Chairm</b> <b>Motion carried 5-0; yeas – Chairman</b> <b>Soto, and Staley.</b>	ling unit building with nine location. an. Second by Brooks.
222-24-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	<b>ZONING DISTRICT:</b> B3-3 NA Builders, Inc. Same as applicant 511-13 S. California Avenue Application for a special use to establis convenience store. <b>Continued to August 16, 2024 at 2:0</b>	-
223-24-Z APPLICANT:	<b>ZONING DISTRICT:</b> B3-3 NA Builders, Inc.	WARD: 28

OWNER: PREMISES AFFECTED: SUBJECT:	Same as applicant 511-13 S. California Avenue 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. <b>Continued to August 16, 2024 at 2:00pm.</b>	
237-24-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	<ul> <li>ZONING DISTRICT: RS-3 WARD: 26</li> <li>Wenho Yang</li> <li>Same as applicant</li> <li>3119 W. Moffat Street</li> <li>Application for a variation to reduce the west side setback from the required 2' to zero (east to be 2.88'), combined side yard setback from 5' to 3.1' for a proposed third floor dormer addition that will follow the walls of the existing walls of the existing three-story, two- dwelling unit building.</li> <li>Motion to approve made by Chairman. Second by Brooks. Motion carried 5-0; yeas – Chairman, Brooks, MacDonald, Soto, and Staley.</li> </ul>	
238-24-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT: RS-3WARD: 26Wenho YangSame as applicant3119 W. Moffat StreetApplication for a variation to increase the building height from the maximum 30' to 33' for a proposed third floor dormer addition to an existing three-story, two dwelling unit building.Motion to approve made by Chairman. Second by Brooks. Motion carried 5-0; yeas – Chairman, Brooks, MacDonald, Soto, and Staley.	
239-24-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT: RS-3WARD: 26Wenho YangSame as applicant3119 W. Moffat StreetApplication for a variation to increase the maximum coach househeight from 22' to 23.06 for a proposed coach house.Motion to approve made by Chairman. Second by Brooks.Motion carried 5-0; yeas – Chairman, Brooks, MacDonald, Soto, and Staley.	
240-24-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT: RS-3WARD: 26Wenho YangSame as applicant3119 W. Moffat StreetApplication for a variation to increase the maximum area of a rearyard accessory structure in the required rear setback from 537.75square feet to 588 square feet for a proposed coach house.	

Motion to approve made by Chairman. Second by Brooks. Motion carried 5-0; yeas – Chairman, Brooks, MacDonald, 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, MacDonald, Soto, and Staley. Meeting went into closed session at 5:35 PM.

Motion to return to open session made by the Chairman. Second by Brooks. Motion carried 5-0; yeas – Chairman, Brooks, MacDonald, Soto, and Staley. Meeting returned to open session at 5:45 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, MacDonald, Soto, and Staley.

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

Motion to approve the written resolutions containing findings of fact consistent with the votes of the Board at its June 21, 2024 regular meeting. Second by Brooks. Motion carried 5-0; yeas – Chairman, Brooks, MacDonald, Soto, and Staley.

At 5:46 PM, Chairman made a motion to adjourn. Second by Brooks. Motion carried 5-0; yeas – Chairman, Brooks, MacDonald, Soto, and Staley.

Adjournment 5:46PM