

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 IN-PERSON MEETING. THERE WILL BE NO 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-4

WARD: 27

Dirk Maloney & Elizabeth Maloney

Same as applicant

1326 W. Chestnut Street

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.

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-4

WARD: 27

Dirk Maloney & Elizabeth Maloney

Same as applicant

1326 W. Chestnut Street

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

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

ZONING DISTRICT: RS-3

WARD: 35

APPLICANT:

Stephen Stapleton and Sara Van Valkenburgh

OWNER:

Same as applicant

PREMISES AFFECTED:

2451 N. Sawyer Avenue

SUBJECT:

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 third 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.

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

291-24-Z

ZONING DISTRICT: RS-3

WARD: 35

APPLICANT:

Stephen Stapleton and Sara Van Valkenburgh

OWNER:

Same as applicant

PREMISES AFFECTED:

2451 N. Sawyer Avenue

SUBJECT:

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.

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

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.

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

293-24-Z

ZONING DISTRICT: RM 5.5

WARD: 43

APPLICANT:

Arsalan Hamidi

OWNER:

Same as applicant

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

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

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

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

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.

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

237-24-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 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.
Motion to approve made by Chairman. Second by Brooks. Motion carried 5-0; yeas – Chairman, Brooks, MacDonald, Soto, and Staley.

238-24-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 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 **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 coach house height 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 **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.

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