CITY OF CHICAGO ZONING BOARD OF APPEALS FRIDAY- June 21, 2024

121 N. LaSalle, Second Floor City Council Chambers

Approval of the minutes from the May 17, 2024, regular meeting of the Zoning Board of Appeals.

Approval of the agenda for the June 21, 2024, regular meeting of the Zoning Board of Appeals.

9:00 A.M.

221-24-S ZONING DISTRICT: B3-1 **WARD: 23**

APPLICANT: Ke Pham dba Sava Nails

OWNER: Loren Ziff / Manager 2114' On, LLC

PREMISES AFFECTED: 5141 S. Cicero Avenue

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

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.

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.

224-24-Z ZONING DISTRICT: RS-3 WARD: 32

APPLICANT: Aaron Rubens & Megan Christenson

OWNER: Same as applicant

PREMISES AFFECTED: 2247 W. Shakespeare Avenue

SUBJECT: Application for a variation to increase the existing floor area that

has been in existence for more than fifty years from 2,730 square feet to 3,050 square feet for a proposed front porch, rear two-story addition, dormer addition and a two-car detached garage with roof deck and access bridge to an existing two-story, two dwelling unit

building.

225-24-Z ZONING DISTRICT: RS-3 WARD: 32

APPLICANT: Aaron Rubens & Megan Christenson

OWNER: Same as applicant

PREMISES AFFECTED: 2247 W. Shakespeare Avenue

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

required 450 square feet to 384 square feet and to relocate the rear yard open space to a garage roof deck for a proposed front porch, rear two-story addition, dormer addition and a two-car detached garage with roof deck and access bridge to an existing two-story,

two dwelling unit building.

226-24-Z ZONING DISTRICT: RS-3 WARD: 32

APPLICANT: Aaron Rubens & Megan Christenson

OWNER: Same as applicant

PREMISES AFFECTED: 2247 W. Shakespeare Avenue

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

required 7.29' to 4.67', rear setback from 30' to 1.54', east side set back from 2' to .02' (west to be 1.98'), combined side setback from 4.8' to 2' for a proposed front porch, rear two-story addition, dormer addition and a two-car detached garage with roof deck and access bridge to an existing two-story, two dwelling unit building.

227-24-Z ZONING DISTRICT: RS-1 WARD: 46

APPLICANT: Amended and Restated Daniel P. Kane Trust u/a/d/ 11/4/22

OWNER: Same as applicant

PREMISES AFFECTED: 917 W. Castlewood Terrace

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

required 32.09 to 1.29' for a proposed raised deck over 4' from

grade.

228-24-S ZONING DISTRICT: B3-2 **WARD: 33**

APPLICANT: Anthony D'Asaro **OWNER:** The Red Dog LLC

PREMISES AFFECTED: 3051 W. Irving Park Road

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

second floor within a four story, three dwelling unit building and a

detached three car garage.

229-24-Z ZONING DISTRICT: B3-2 **WARD: 33**

APPLICANT: Anthony D'Asaro OWNER: The Red Dog, LLC

PREMISES AFFECTED: 3051 W. Irving Park Road

SUBJECT: Application for a variation to increase the allowable floor area for

an accessory building which shall be 512.93 square feet instead of 468 square feet to serve a proposed four-story, three dwelling unit

building and detached three car garage.

230-24-S ZONING DISTRICT: B3-3 **WARD: 32**

APPLICANT: Silvio Durrsaku Corp dba Ricci Kapricci Salon

OWNER: Bryton Properties

PREMISES AFFECTED: 1416 W. Fullerton Avenue

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

231-24-S ZONING DISTRICT: B3-2 **WARD:** 11

APPLICANT: Jony's Barber Shop, Inc.

OWNER: Elba Yoledo and Martin Mora

PREMISES AFFECTED: 539 W. 31st Street

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

232-24-S ZONING DISTRICT: B3-2 **WARD: 36**

APPLICANT: Malim Inc.

OWNER: Same as applicant

PREMISES AFFECTED: 954 N. Western Avenue / 2405 W. Augusta Boulevard

SUBJECT: Application for a special use to establish a one-story mini mart to

serve an existing gasoline station.

233-24-Z ZONING DISTRICT: B3-2 **WARD: 36**

APPLICANT: Malim, Inc.

OWNER: Same as applicant

PREMISES AFFECTED: 954 N. Western Avenue / 2405 W. Augusta Boulevard

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

the required 20,000 square feet to 7,806 square feet for a proposed

mini mart to serve an existing gas station.

234-24-Z ZONING DISTRICT: B3-2 **WARD: 36**

APPLICANT: Malim, Inc.

OWNER: Same as applicant

PREMISES AFFECTED: 954 N. Western Avenue / 2405 W. Augusta Boulevard

SUBJECT: Application for a variation to eliminate the 7' landscape perimeter,

shrub hedge and trees along Augusta Boulevard and add

approximately 144 square feet of interior landscape area above the

required minimum.

235-24-S ZONING DISTRICT: B3-1 **WARD: 7**

APPLICANT: Citibank

OWNER: BSG 95th and Jeffrey, LLC

PREMISES AFFECTED: 2065 E. 95th Street

SUBJECT: Application for a special use to establish a drive through automated

teller machine to serve a proposed financial services facility (bank)

within an existing strip mall.

236-24-Z ZONING DISTRICT: B3-1 **WARD: 7**

APPLICANT: Citibank

OWNER: BSG 95th and Jeffrey, LLC

PREMISES AFFECTED: 2065 E. 95th Street

SUBJECT: Application for a variation to reduce the landscape perimeter

setback from the required 7' to 5.4' for approximately 72 linear feet and reduce the interior landscape perimeter from 7' to zero for

approximately 25 linear feet.

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.

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.

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.

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.

241-24-S ZONING DISTRICT: B3-2 **WARD: 35**

APPLICANT: Carter Does Hair, LLC

OWNER: Milwaukee Avondale LLC

PREMISES AFFECTED: 3021 N. Milwaukee Avenue

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

shop.

242-24-Z ZONING DISTRICT: RT- 3.5 **WARD: 47**

APPLICANT: Jason Hockman and Kathleen Hockman

OWNER: Same as applicant

PREMISES AFFECTED: 3537 N. Greenview Avenue

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

required 34.65' to 0.9', north side setback from 3' to zero (south to be 2.8'), combined side yard setback from 7.5' to 2.8' for an as-built roofed pergola, open pergola and privacy screening on the existing three-car garage with rooftop deck in the rear of an existing

detached three car garage with roof top deck in the rear of the

existing two-story, single-family residence.

243-24-Z ZONING DISTRICT: RT-4 WARD: 5

APPLICANT: Mark Krewatch and Tamara McDonough

OWNER: Same as applicant

PREMISES AFFECTED: 5418 S. Blackstone Avenue

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

required 2' to zero (north to be 8.94') combined side yard setback to be 4.98' for a proposed three-story rear addition to the existing

three-story single-family residence.

244-24-Z ZONING DISTRICT: RT-4 WARD: 5

APPLICANT: Kenneth W. Warren and Maria M. Warren

OWNER: Same as applicant

PREMISES AFFECTED: 5420 S. Blackstone Avenue

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

the required 2' to zero (south to be 8.77'), combined side yard setback to be 5.01' for a proposed three-story rear addition to an

existing three-story, single-family residence.

245-24-Z ZONING DISTRICT: RM 4.5 **WARD:** 41

APPLICANT: JSJ Properties, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 6566 N. Northwest Highway

SUBJECT: Application for a variation to reduce the required number of new-

off street accessory parking spaces from one parking space to zero to allow the conversion from six dwelling units to seven dwelling units at an existing three-story residential building with six existing

required accessory parking stalls at the rear.

246-24-Z ZONING DISTRICT: RT-4 WARD: 24

APPLICANT: Israel of God's Church
OWNER: Same as applicant
PREMISES AFFECTED: 3737 W. 18th Street

SUBJECT: Application for a variation to increase the floor area ratio from 1.2

(10,466 square feet) to 1.34 (11,7132) square feet for a proposed one-story addition to an existing three-story religious assembly

building.

247-24-Z ZONING DISTRICT: RT-4 WARD: 24

APPLICANT: Israel of God's Church, WHA

OWNER: Same as applicant **PREMISES AFFECTED:** 3737 W. 18th Street

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

required 13.95' to 3.52' for a proposed one-story addition to an

existing three-story religious assembly building.

248-24-Z ZONING DISTRICT: RT-4 WARD: 43

APPLICANT: Christine M. Jodoin 2012 Family Trust

OWNER: Same as applicant **PREMISES AFFECTED:** 2117 N. Dayton Street

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

the required 2' to zero (south to be zero), combined side yard setback from 3.33' to zero, rear yard setback from 35' to 24', for a proposed rear two-story addition, new third story addition, rear one-story open deck and detached one car garage with roof top deck and one-story access stair for an existing two-story, two dwelling unit building on a zoning lot that is being divided into

two lots with a single-family residence on each lot.

249-24-Z ZONING DISTRICT: RT-4 **WARD: 43**

APPLICANT: Christine M. Jodoin 2012 Family Trust

OWNER: Same as applicant **PREMISES AFFECTED:** 2117 N. Dayton Street

SUBJECT: Application for a variation to relocate the required 135.36 square

feet of rear yard open space to a deck that is more than 4' above grade for a proposed rear two-story addition, new third story addition, rear one-story open deck and detached one car garage with roof top deck and one-story access stair for an existing two-story, two dwelling unit building on a zoning lot that is being divided into two lots with a single family residence on each lot.

250-24-Z ZONING DISTRICT: RT-4 WARD: 43

APPLICANT: Christine M. Jodoin 2012 Family Trust

OWNER: Same as applicant PREMISES AFFECTED: 2117 N. Dayton Street

SUBJECT: Application for a variation to expand the floor area that has been in

existence for more than fifty years by 16.3 square feet for a proposed rear two-story addition, new third story addition, rear one-story open deck and detached one car garage with roof top deck and one-story access stair for an existing two-story, two dwelling unit building on a zoning lot that is being divided into

two lots with a single-family residence on each lot.

251-24-Z ZONING DISTRICT: RT-4 WARD: 43

APPLICANT: Christine Jodoin 2012 Family Trust

OWNER: Same as applicant **PREMISES AFFECTED:** 2119 N. Dayton Street

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

the required 2' to zero (south to be zero), combined side yard setback from 3.33' to zero, rear yard from 35' to 24' for a proposed rear two-story addition and new third story addition, rear one story open deck and new detached one car garage with roof top deck and one-story roof deck access stair of an existing two-story, two dwelling unit building on a zoning lot that is being divided.

252-24-Z ZONING DISTRICT: RT-4 WARD: 43

APPLICANT: Christine Jodoin 2012 Family Trust

OWNER: Same as applicant **PREMISES AFFECTED:** 2119 N. Dayton Street

SUBJECT: Application for a variation to expand the floor area that has been in

existence for more than fifty years by 21.8 square feet for a

proposed rear two-story addition and new third story addition, rear one story open deck and new detached one car garage with roof top deck and one-story roof deck access stair of an existing two-story, two dwelling unit building on a zoning lot that is being divided.

253-24-Z ZONING DISTRICT: RT-4 WARD: 43

APPLICANT: Christine M. Jodoin 2012 Family Trust

OWNER: Same as applicant **PREMISES AFFECTED:** 2119 N. Dayton Street

SUBJECT: Application for a variation to relocate the required 135.36 square

feet of rear yard open space to a deck that is more than 4' above grade for a proposed rear two-story addition and new third story addition, rear one story open deck and new detached one car garage with roof top deck and one-story roof deck access stair of an existing two-story, two dwelling unit building on a zoning lot

that is being divided.

254-24-Z ZONING DISTRICT: RM-4.5 **WARD: 26**

APPLICANT: Marcilia Bellgrau **OWNER:** Same as applicant

PREMISES AFFECTED: 1908 N Francisco Avenue

SUBJECT: Application for a variation to reduce the rear setback from 35.08'

to zero for a proposed ADU coach house with steel deck, two car garage and two space parking pad serving an existing single-family

residence.

ZONING DISTRICT: RS-3 WARD: 26 APPLICANT: 2649 West Evergreen Condominium Association

OWNER: Same as applicant

PREMISES AFFECTED: 2649 W. Evergreen Avenue

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

required 37.52' to 3.4' west side setback from 2' to zero (east to be zero), combined side yard setback from 5' to zero for the as built rear 10.17' tall rolling gate and as built rear porch and stairs for the

existing three-story, three dwelling unit building.

256-24-Z ZONING DISTRICT: RM 4.5 **WARD: 50**

APPLICANT: FW2435, LLC Same as applicant **PREMISES AFFECTED:** 2433 W. Fargo Avenue

SUBJECT: Application for a variation to reduce the combined yard setback

from 6' to 3.29' (east side setback to remain 3.26'), west to be 0.03' for the division of an improved zoning lot. The existing three-story, four dwelling unit building at 2433 W. Fargo shall remain. A four-story, four dwelling unit building is proposed for 2435 W.

Fargo.

257-24-Z ZONING DISTRICT: RM 4.5 **WARD: 50**

APPLICANT: FW2435, LLC Same as applicant **PREMISES AFFECTED:** 2435 W. Fargo Avenue

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

required 2.4' to zero (east side shall be 3.48'), combined side yard setback from 6' to 3.48' for a proposed four-story, four dwelling

unit building.

258-24-Z ZONING DISTRICT: RM 4.5 **WARD: 50**

APPLICANT: FW2435, LLC same as applicant **PREMISES AFFECTED:** 2435 W. Fargo Avenue

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

street parking spaces from four to three for a proposed four-story four dwelling unit building with a two-car garage and one outdoor

parking space.

259-24-Z ZONING DISTRICT: RM 4.5 **WARD: 50**

APPLICANT: FW2439, LLC same as applicant **PREMISES AFFECTED:** 2439 W. Fargo Avenue

SUBJECT: Application for a variation to reduce the combined side yard

setback from 6' to 3.47' (west side setback to be zero and east to be 3.47') to allow the subdivision of an improved zoning lot where an existing three-story, four dwelling unit building located at 2439 W.

Fargo Avenue shall remain.

2:00 PM

260-24-S ZONING DISTRICT: B3-2 **WARD: 44**

APPLICANT: Tian Yu H Corp. dba Tian Yu **OWNER:** 916 Diversery Parkway, LLC **PREMISES AFFECTED:** 918 W. Diversey Parkway

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

261-24-Z ZONING DISTRICT: C1-2 **WARD: 32**

APPLICANT: 1642 W. North Avenue

OWNER: Chicago Title and Land Trust # 9002345273

PREMISES AFFECTED: 1642 W. North Avenue

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

the required 3,000 square feet to 2,976 square feet for a proposed four-story, three-dwelling units and ground floor professional

office use.

262-24-Z ZONING DISTRICT: B3-1 **WARD: 10**

APPLICANT: Katalyst Entertainment Inc.

OWNER: Same as applicant

PREMISES AFFECTED: 13257 S. Baltimore Avenue

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

amusement license to an existing retail record store to provide live

performances, live music, DJ and charging at the door, This

location is with 125' of a residential district.

263-24-S ZONING DISTRICT: B3-2 **WARD:** 44

APPLICANT: Ming Yang Corp. **OWNER:** Jimmy Wong

PREMISES AFFECTED: 3418 N. Sheffield Avenue

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

264-24-S ZONING DISTRICT: M2-2 **WARD: 27**

APPLICANT: C7 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 craft grow

facility.

265-24-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.

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.

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

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.

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.

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.

439-23-S ZONING DISTRICT: B3-2 WARD: 6

APPLICANT: Murphy's Lounge 2017 dba Blaq's

OWNER: Shawn Frison

PREMISES AFFECTED: 7628 S. Cottage Grove Avenue

SUBJECT: Application for a special use to establish an outdoor patio to serve

an existing tavern.

145-24-Z ZONING DISTRICT: RT-4 WARD: 4

APPLICANT: Jesse Kilgore Jr. & Barbara Yearby-Kilgore

OWNER: Same as applicant **PREMISES AFFECTED:** 4401 S. Berkley Avenue

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

required 28' to 19.56', south side setback from 2.03' to zero, (north to be 0.83'), combined side yard setback from 5.08' to 0.83' for a proposed rear deck to the existing single-family residence.

160-24-S ZONING DISTRICT: B3-2 WARD: 46

APPLICANT: The 4621 Club, Ltd dba Max's Place

OWNER: 4621 Clark, LLC PREMISES AFFECTED: 4621 N. Clark Street

SUBJECT: Application for a special use to establish an outdoor patio to serve

an existing tavern.

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.

212-24-Z ZONING DISTRICT: RT-4 WARD: 25

APPLICANT: Adolfo Orozco **OWNER:** Same as applicant **PREMISES AFFECTED:** 2445 W. 24th Street

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

required 14.88' to zero, west side setback from 2' to 0.34' (east to be 2.01'), combined side yard setback from 4.8' to 2.35' for a proposed third floor addition, front porch with stair over 6' and 5' solid wood fence in the front of an existing two-story single-family

residence.

Approval of the written resolutions containing findings of fact consistent with the votes of the Board at its May 17, 2024 regular meeting.

Adjournment.