CITY OF CHICAGO ZONING BOARD OF APPEALS FRIDAY- September 20, 2024 121 N. LaSalle, Second Floor, City Council Chambers

Approval of the minutes from the August 16, 2024, regular meeting of the Zoning Board of Appeals.

Approval of the agenda for the September 20, 2024, regular meeting of the Zoning Board of Appeals.

<u>9:00 A.M.</u>

SUBJECT:

A.M. CONTINUANCE

| 85-24-A APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT: | ZONING DISTRICT: RS-3WARD: 32Leah MoskoffCullen J. Davis2133-35 W. Charleston StreetApplication for an objector's appeal from the decision of the officeof the Zoning Administrator in granting an administrativeadjustment to the property at 2133-35 W. Charleston Street. |
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| | REGULAR CALL |
| 363-24-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT: | ZONING DISTRICT: RS-2 WARD: 41 Brett and Wanda Evangelista Same as applicant 5142 N. Rutherford Avenue Application for a variation to reduce the front setback from the required 22.98' to 16.28', combined side yard setback from 9' to 8.63' (north side setback to be 4.63' and south to be 4'), rear setback from 34.65' to 0.68' for a proposed one-story front addition, one-story, rear addition with roof top deck to the existing two-story single-family residence and new detached two car garage with 6' projecting roof on the east elevation accessed by a public alley. |
| 364-24-8 | ZONING DISTRICT: DX-16 WARD: 34 |

| 364-24-8 | ZONING DISTRICT: DX-16 | WARD: 34 |
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| APPLICANT: | ABM Industry Groups, LLC | |
| OWNER: | 550 West Jackson Owner, LLC | |
| PREMISES AFFECTED: | 550 W. Jackson Boulevard | |
| SUBJECT: | Application for a special use to estab | lish a non-accessory parking |
| | garage with sixty parking stalls. | |
| 365-24-8 | ZONING DISTRICT: B1-5 | WARD: 16 |
| APPLICANT: | Toan Ba Le | |
| OWNER: | Sanjeev Khatau dba Raina 63rd Hals | ted, LLC |
| PREMISES AFFECTED: | 6237 S. Union Avenue, Suite D & E | |

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Application for a special use to establish a nail salon.

| 366-24-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT: | ZONING DISTRICT: B3-2 Candice Macis dba Salon Aster, LLC Volo Holdings, LLC- 2252 North Serie 2252 W. North Avenue Application for a special use to establis | |
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| 367-24-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT: | ZONING DISTRICT: RT-4 Megan Grant Same as applicant 859 N. Wood Street Application for a variation to reduce th required 39' to 19.22' to legalize an acc garage rooftop deck. | |
| 368-24-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT: | ZONING DISTRICT: RM-5 Dena Oaklander and Travis Meyer Same as applicant 1936 N. Sedgwick Street Application for a variation to reduce th setback from 2' to 0.35' and 1.74' and th 4.08' to 2.09' for a proposed two-story of level addition to connect the rear and pr a two-story single-family residence. | ne combined setback from rear addition and lower- |
| 369-24-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT: | ZONING DISTRICT: RM-5 Dena Oaklander & Travis Meyer Same as applicant 1936 N. Sedgwick Street Application for a variation to reduce th diameter of 10' and 155 square feet of r square feet for a proposed rear two-stor addition to connect rear and principal b single-family residence. | rear yard open space to zero ry addition and lower-level |
| 370-24-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT: | ZONING DISTRICT: B3-2 Tulga Batsukh DLP 1818 Montrose Building, LLC 1824 W. Montrose Avenue Application for a special use to establis | WARD: 47 |
| 371-24-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT: | ZONING DISTRICT: RS-3 Silvia Espinoza Same as applicant 2922 N. Rockwell Street Application for a variation to reduce th required 14.19' to 9.45' for a proposed to existing two-story, two dwelling unit by alterations and two-story rear addition. | two-story front porch to an |

| 372-24-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT: | ZONING DISTRICT: RS-3 Jonathan & Kaley Lambeth Same as applicant 2024 W. Erie Street Application for a variation to reduce the required 34.02' to 1.60', east side setback be 2.90'), combined side yard setback fr proposed rear two car garage rood deck single-family residence. | k from 2' to 0.70' (west to com 4.80' to 3.50' for a |
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| 373-24-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT: | ZONING DISTRICT: RS-3 Jonathan & Kaley Lambeth Same as applicant 2024 W. Erie Street Application for a variation to reduce the and 225 square feet of rear yard open sp rear two car garage with roof deck to se single-family residence. | bace to zero for a proposed |
| 374-24-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT: | ZONING DISTRICT: B3-2 The Slab Bar-B-que, LLC The Estate of Mozelle Barnes 1922 E. 71st Street Application for a variation to reduce the setback abutting an RS1 zone district fre proposed outdoor patio to serve a propo tenant buildout in an existing building. | om 11' to zero for a |
| 375-24-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT: | ZONING DISTRICT: RS-3 John Trice Same as applicant 2919-23 W. 36th Street Application for a variation to reduce the setback from the required 5' to 4.6' (wes for the division of an improved zoning I family residence at 2923 W. 36th Street is proposed for 2919 W. 36th Street. | st to be 1.9' east to be 2.7') lot. The existing single- |
| 376-24-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT: | ZONING DISTRICT: RS-1 Sarah Lane Sarah Lane & Christopher Lane 6126 N. Kirkwood Avenue Application for a variation to reduce the required 34.74' to 28.48' for a proposed existing two-story, single-family resider | two-story addition to the |

377-24-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:

378-24-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:

379-24-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:

1502 N. Hudson, LLC Same as applicant
2D: 1502 N. Hudson Avenue Application for a variation to reduce the rear setback from the required 37.08' to 24', north side setback from 2' to 0.76' (south)

ZONING DISTRICT: RM-5

required 37.08' to 24', north side setback from 2' to 0.76' (south side setback to be 3.07'), combined side yard setback from 5' to 3.83', for a proposed rear three-story addition with rear raised decks to an existing three-story, three dwelling unit building to be converted to a six-dwelling unit building. This is a transit served location within 2,640' of a CTA rail station.

ZONING DISTRICT: RM-5 1502 N. Hudson, LLC

WARD: 2

Same applicant 1502 N. Hudson Avenue Application for a variation to reduce the number of additional parking spaces from two to zero to allow the removal of the existing two-car detached garage for a proposed rear three-story addition with rear raised decks to an existing three-story, three dwelling unit building to be converted to a six-dwelling unit building. This is a transit served location within 2,640' of a CTA rail station.

ZONING DISTRICT: RM-5 WARD: 2
1502 N Hudson, LLC
Same as applicant
D: 1502 N. Hudson Avenue
Application for a variation to reduce the rear yard open from the required 216 square feet to zero for a proposed rear three-story addition with rear raised decks to an existing three-story, three dwelling unit building to be converted to a six-dwelling unit building. This is a transit served location within 2,640' of a CTA rail station.
ZONING DISTRICT: RS-3 / RT-4 WARD: 9

A. Philip Randolph Pullman Porter Museum Inc.

380-24-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:

Chicago Title and Trust 1100219 dated 1/18/95 applicant 10406-08 S. Maryland Avenue Application for a variation to increase the floor area ratio from 0.90 to 1.16 for a proposed three-story rear addition for a threestory cultural exhibit building in a residential district.

| 381-24-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT: | ZONING DISTRICT: RS-3 / RT-4 WARD: 9 National A. Philip Randolph Pullman Porter Museum Chicago Title Trust 1100219 dated 1/18/95 and applicant 10406-08 S. Maryland Avenue Application for a variation to reduce the minimum required rear setback from 35.7' to 29.25', the south side setback from 16.79' to 0.75' (the north side yard to be 11.13') for a total combined side setback from 33.58' to 11.88', for a proposed three-story rear addition for three-story cultural exhibit building in a residential district. | |
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| 382-24-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT: | ZONING DISTRICT: RM-5WARD: 26Catholic Charities of the Archdiocese of ChicagoCortland Manor, LLC1900 N. Karlov AvenueApplication for a special use to convert a former three-story, twenty-two senior housing apartment building to shelter for a adults and their children (minors, up to 15 years old). | |
| 383-24-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT: | ZONING DISTRICT: RM-5WARD: 26Catholics Charities of the Archdiocese of ChicagoCortland Manor, LLC1900 N. Karlov AvenueApplication for a variation to reduce the number of off-streetparking spaces for a transit served location from ten to zero toserve a proposed shelter. | |
| 384-24-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT: | ZONING DISTRICT: RS-2WARD: 23Manue MartinezSame as applicant5423 S. Lawndale AvenueApplication for a variation to reduce the front setback from the required 5.67' to zero for an as built front 6' tall opaque fence and rolling gate on a lot with an existing single-family residence. | |
| 385-24-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT: | ZONING DISTRICT: RS-3WARD: 40Kyle Edward Giannone & Emily Katherine HillSame as applicant1629 W. Foster AvenueApplication for a variation to expand the existing floor area by139.66 square feet for a proposed rear one-story addition and athird story addition to an existing three-story, three dwelling unitbuilding. | |
| 386-24-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT: | ZONING DISTRICT: M1-1WARD: 82410 Prop Limited51160A, LLC1150 E. 95th StreetApplication for a special use to establish a gas station with a convenience store. | |

| 387-24-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT: | ZONING DISTRICT: B3-2 Good Look Studios, LLC Megara Properties, LLC 806 W. Armitage Avenue Application for a special use to establist (tattoo) facility. | WARD: 43 h a body art service |
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| 388-24-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT: | ZONING DISTRICT: RS-2 C.K. Construction, Inc. Sergio Amezquita & Lucia Nevarez Far Starlow (11202 & 11208) 11202-08 S. Christiana Avenue Application for a variation to reduce the required 20' to 16.4', north side setback 3.8'), combined side yard setback from an improved zoning lot. The existing si 11206 shall remain. Vacant lots at 1120 | e front setback from the from 4' to 1.3", (south to be 9' to 5.1' for the division of ngle-family residence at |
| 389-24-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT: | ZONING DISTRICT: B3-5WARD: 2Benjamon PourkhalilSame as applicant1559 N. Wells StreetApplication for a variation to reduce the rear setback from the required 30' to zero for a proposed five-story, retail and eight dwelling unit building with one on-site parking space. | |
| 390-24-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT: | ZONING DISTRICT: B3-5 Benjamin Pourkhalili Same as applicant 1559 N. Wells Street Application for a variation to increase to maximum height of 50' to 53'-8" for a p and eight dwelling unit building with or | proposed five-story retail |
| 391-24-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT: | ZONING DISTRICT: B3-5 Benjamon Pourkhalili Same as applicant 1559 N. Wells Street Application for a variation to reduce the to one space for a proposed five-story re building in a transit served location with | etail and eight dwelling unit |

| 392-24-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT: | ZONING DISTRICT: RS-3WARD: 32Kevin Coonan and Andrea KartleySame as applicant2329 W. Charleston StreetApplication for a variation to increase the floor area from 3,074square feet to 3,254 square feet for a proposed one-story rearaddition to an existing three-story, two- dwelling unit building to be converted to a single-family residence. |
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| 393-24-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT: | ZONING DISTRICT: RS-3WARD: 32Kevin Coonan an Andrea KartleySame as applicant2329 W. Charleston StreetApplication for a variation to reduce the rear yard open space from the required 225 square feet to zero for a proposed one-story rear addition to an existing three-story, two dwelling to be converted to a single-family residence. |
| 394-24-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT: | ZONING DISTRICT: RS-3WARD: 32Kevin Coonan and Andrea KartleySame as applicant2329 W. Charleston StreetApplication for a variation to reduce the west side setback from therequired 2' to 1.42' (east to be 2.28'), combined side yard setbackfrom 4.82' to 3.7' for a proposed one-story rear addition to anexisting three-story, two dwelling unit building to be converted to |

a single-family residence.

<u>2:00 P.M.</u>

| 395-24-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT: | ZONING DISTRICT: M1-3 Franciscan Outreach Kedzie Carroll, LLC 2508-40 W. 21st Street Application for a special use to convert a a transitional shelter use in an existing of | 0 |
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| 396-24-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT: | ZONING DISTRICT: B3-2 Jose Esduardo Ostorga Flores dba Lalo's Diocelina Salgado 3140 W. 25th Street Application for a special use to establish | - |
| 397-24-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT: | ZONING DISTRICT: B3-1 Uprising Theater Hamman Chehade 2905 N. Milwaukee Avenue Application for a variation to establish a amusement license to provide live theater concerts, private party room rental, live r within 125' of a residential zoning district | er, film screening, small music and DJ which is |
| 398-24-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT: | ZONING DISTRICT: C1-1WARD: 35Metric Kedzie, LLCD & X Distribution, LLC3110 N. Kedzie AvenueApplication for a special use to establish an outdoor patio at gradewithin 660' of an intensive manufacturing use in an existing one- story limited manufacturing and limited restaurant building. | |
| 399-24-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT: | ZONING DISTRICT: C1-1 Metric Kedzie, LLC D & X Distribution, LLC 3110 N. Kedzie Avenue Application for a variation to reduce the number of off-street parking spaces for a from six to two for the expansion of a lin outdoor patio at grade located on a CTA | a transit served location nited restaurant with an |
| 400-24-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT: | ZONING DISTRICT: RS-2 John Barry and Daniel Otto John Barry Trust & Daniel Otto Trust 1531 W. Glenlake Avenue Application for a variation to reduce the to 1.64' (east side setback to be 5.18'), co from 9' to 6.82' for a third-floor dormer a single family residence being renovated open deck. | ombined side yard setback addition and a second-floor |

| 401-24-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT: | ZONING DISTRICT: RS-2 John Barry and Daniel Otto John Barry Trust & Daniel Otto Trust 1531 W. Glenlake Avenue Application for a variation to increase theight from 30' to 32' for a proposed th and a second-floor, upper story rear add story, single-family residence. | ird floor dormer addition |
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| 402-24-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT: | ZONING DISTRICT: RS-3 Thomas and Rebecca Ansen-Wilson Same as applicant 1726 N. Hermitage Avenue Application for a variation to increase to from 2,256 sq. ft. to 2,724 sq. ft. for a p to an existing three-story, single-family | proposed third floor addition |
| 403-24-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT: | ZONING DISTRICT: B3-2 VIP Nails and Spa FG. Inc. 5056 Sheridan Properties, LLC 5056-58 N. Sheridan Road Application for a special use to establis | WARD: 48 |
| 404-24-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT: | ZONING DISTRICT: DX-3 KNBWL Inc. Randolph Plaza, LLC 937-39 W. Randolph Street Application for a special use to establish | WARD: 27 |

P.M. CONTINUANCES

| 209-23-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT: | ZONING DISTRICT: PD No. 981WARD: 2G.P. Green House, LLCSchatz Building, LLC620 N. Fairbanks CourtApplication for a special use to establish an adult use cannabisdispensary on the first floor of an existing, three-story, multi-tenantbuilding. |
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| 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 with a new building and reconfigure a surface parking lot. The new building will also have a one-lane drive-through. |

201-24-Z **ZONING DISTRICT: B2-3 WARD: 46 APPLICANT:** 4701 N Clark St., Inc. Same as applicant **OWNER:** 4713 N. Clark Street **PREMISES AFFECTED: 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. 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. 277-24-S **ZONING DISTRICT: C2-1 WARD: 9 APPLICANT:** S & S Mini Mart, Inc. 12701 Halsted, LLC **OWNER:** PREMISES AFFECTED: 12701-07 S. Halsted **SUBJECT:** Application for a special use to establish a gas station with a single-story convenience store. 278-24-Z **ZONING DISTRICT: C2-1 WARD: 9 APPLICANT:** S & S Mini Mart, Inc. 1270 Halsted, LLC **OWNER:** 12701-07 S. Halsted Street **PREMISES AFFECTED:** Application for a variation to reduce the minimum lot area from **SUBJECT:** 20,000 square feet to 13,284 square feet for a proposed gas station with a one-story convenience store. 281-24-Z **ZONING DISTRICT: RT-4 WARD: 1 APPLICANT:** Volo Holdings, LLC 1410 Elk Grove Series Lorenzo Limas / Eubelia Limas **OWNER: PREMISES AFFECTED:** 1412 Elk Grove Avenue Application for a variation to reduce the rear setback from the SUBJECT: 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. **ZONING DISTRICT: RS-3** 282-24-Z **WARD: 40 APPLICANT:** 5731 N. Washtenaw, LLC **OWNER:** Same as applicant 5731 N. Washtenaw Avenue PREMISES AFFECTED: **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

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existing four car garage.

| 317-24-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT: | ZONING DISTRICT: RS-3 Thrisona Freeman Marc Freeman 3402 S. Giles Avenue Application for a variation to reduce the the required 450 square feet to zero for car garage. | |
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| 173-24-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT: | ZONING DISTRICT: B3-2 Lawndale Christian Health Center Edna's Circle 4000-04 W. Jackson Boulevard Application for a special use to establish the ground floor of an existing three-sto | |
| 174-24-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT: | ZONING DISTRICT: B3-2 Phoenix Recovery Center Services, LLC Edna's Circle 4000-04 W. Jackson Boulevard Application for a special use to establish the second floor of an existing three-sto 4000 W. Jackson Boulevard. | h a transitional residence on |
| 175-24-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT: | ZONING DISTRICT: B3-2 Edna's Circle Same as applicant 4000-04 W. Jackson Boulevard Application for a variation to reduce the | WARD: 28 e rear yard setback on floor |
| | containing dwelling units from the requ proposed second and third floor addition an existing three-story, mixed-use build | n and rear exterior stair on |
| 266-24-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT: | proposed second and third floor addition an existing three-story, mixed-use build ZONING DISTRICT: B3-2 Phoenix Recovery Services Edna's Circle | n and rear exterior stair on ling. WARD: 28 h a transitional residence on |

Approval of the written resolutions containing findings of fact consistent with the votes of the Board at its August 16th, 2024 regular meeting. Adjournment.