CITY OF CHICAGO ZONING BOARD OF APPEALS FRIDAY- September 20, 2024

121 N. LaSalle, 2nd 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, 11th Floor, Room 1103.

PHYSICALLY PRESENT FOR ALL OR SOME PORTIONS

Brian Sanchez, Chairman **Angela Brooks Helen Shiller Adrian Soto Swathi Staley**

Chairman Sanchez called the meeting to order at 9:19 AM. Chairman Sanchez undertook a roll call vote to establish the presence of a quorum. The hearings commenced with five members present (Chairman, Brooks, Shiller, Soto, and Staley).

Motion to approve the minutes for the August 16, 2024 regular meeting of the Zoning Board of Appeals ("Board") made by Chairman. Second by Brooks. Motion carried 5-0; veas - Chairman, Brooks, Shiller, Soto, and Staley.

Motion to approve the agenda for the September 20, 2024 regular meeting of the Board made by Chairman. Second by Brooks. Motion carried 5-0; yeas - Chairman, Brooks, Shiller, Soto, and Staley.

9:00 A.M.

A.M. CONTINUANCE

85-24-A

ZONING DISTRICT: RS-3

WARD: 32

APPLICANT:

Leah Moskoff

OWNER:

Cullen J. Davis

PREMISES AFFECTED: 2133-35 W. Charleston Street

SUBJECT:

Application for an objector's appeal from the decision of the office

of the Zoning Administrator in granting an administrative adjustment to the property at 2133-35 W. Charleston Street.

Motion to affirm the Zoning Administrator decision made by Chairman. Second by Brooks. Motion to affirm the decision of

the Zoning Administrator carried 5-0; yeas - Chairman,

Brooks, Shiller, Soto, and Staley.

At 10:15 AM, Chairman made a motion to recess until 10:20 AM. Second by Brooks. Motion carried 5-0: yeas - Chairman, Brooks, Shiller, Soto, and Staley. The Board then stood in recess until 10:20 AM.

At 10:20 AM, Chairman made a motion to reconvene the meeting. Second by Brooks. Motion carried 5-0: yeas - Chairman, Brooks, Shiller, Soto, and Staley. The Board then reconvened at 10:20 AM.

REGULAR CALL

363-24-Z

ZONING DISTRICT: RS-2

WARD: 41

APPLICANT:

Brett and Wanda Evangelista

OWNER:

Same as applicant

PREMISES AFFECTED:

5142 N. Rutherford Avenue

SUBJECT:

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

allev.

Motion to approve made by Chairman. Second by Brooks. Motion carried 5-0; yeas - Chairman, Brooks, Shiller, Soto,

and Staley.

364-24-S

ZONING DISTRICT: DX-16

WARD: 34

APPLICANT:

ABM Industry Groups, LLC

OWNER:

550 West Jackson Owner, LLC

PREMISES AFFECTED:

550 W. Jackson Boulevard

SUBJECT:

Application for a special use to establish a non-accessory parking

garage with sixty parking stalls.

Motion to approve made by Chairman. Second by Brooks. Motion carried 5-0; yeas - Chairman, Brooks, Shiller, Soto,

and Staley.

365-24-S

ZONING DISTRICT: B1-5

WARD: 16

APPLICANT:

Toan Ba Le

OWNER:

Sanjeev Khatau dba Raina 63rd Halsted, LLC

PREMISES AFFECTED: 6237 S. Union Avenue, Suite D & E

SUBJECT:

Application for a special use to establish a nail salon.

Motion to approve made by Chairman. Second by Brooks. Motion carried 5-0; yeas - Chairman, Brooks, Shiller, Soto,

and Staley.

366-24-S

ZONING DISTRICT: B3-2

WARD: 32

APPLICANT:

Candice Macis dba Salon Aster, LLC Volo Holdings, LLC- 2252 North Series

OWNER:

PREMISES AFFECTED:

2252 W. North Avenue

SUBJECT:

Application 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, Shiller, Soto,

and Staley.

367-24-Z

ZONING DISTRICT: RT-4

WARD: 1

APPLICANT:

Megan Grant Same as applicant

OWNER: PREMISES AFFECTED:

859 N. Wood Street

SUBJECT:

Application for a variation to reduce the rear setback from the required 39' to 19.22' to legalize an access bridge to an existing

garage rooftop deck.

Motion to approve made by Chairman. Second by Brooks. Motion carried 5-0; yeas - Chairman, Brooks, Shiller, Soto,

and Staley.

368-24-Z

ZONING DISTRICT: RM-5

WARD: 43

APPLICANT:

Dena Oaklander and Travis Meyer

OWNER:

Same as applicant

PREMISES AFFECTED:

1936 N. Sedgwick Street

SUBJECT:

Application for a variation to reduce the north and south side setback from 2' to 0.35' and 1.74' and the combined setback from 4.08' to 2.09' for a proposed two-story rear addition and lowerlevel addition to connect the rear and principal building resulting in

a two-story single-family residence.

Continued to November 15, 2024 at 2:00pm.

369-24-Z

ZONING DISTRICT: RM-5

WARD: 43

APPLICANT:

Dena Oaklander & Travis Meyer

OWNER:

Same as applicant

PREMISES AFFECTED: 1936 N. Sedgwick Street

SUBJECT:

Application for a variation to reduce the minimum required diameter of 10' and 155 square feet of rear yard open space to zero square feet for a proposed rear two-story addition and lower-level addition to connect rear and principal buildings in a two-story,

single-family residence.

Continued to November 15, 2024 at 2:00pm.

370-24-S

ZONING DISTRICT: B3-2

WARD: 47

APPLICANT:

Tulga Batsukh

OWNER:

DLP 1818 Montrose Building, LLC

PREMISES AFFECTED:

1824 W. Montrose Avenue

SUBJECT:

Application for a special use to establish a nail salon.

Motion to approve made by Chairman. Second by Brooks. Motion carried 5-0; yeas - Chairman, Brooks, Shiller, Soto,

and Staley.

371-24-Z

ZONING DISTRICT: RS-3

WARD: 35

APPLICANT:

Silvia Espinoza

OWNER:

Same as applicant

PREMISES AFFECTED: 2922 N. Rockwell Street

SUBJECT:

Application for a variation to reduce the front setback from the required 14.19' to 9.45' for a proposed two-story front porch to an

existing two-story, two dwelling unit building with interior

alterations and two-story rear addition.

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

372-24-Z

ZONING DISTRICT: RS-3

WARD: 36

APPLICANT:

Jonathan & Kaley Lambeth

OWNER:

Same as applicant

PREMISES AFFECTED:

2024 W. Erie Street

SUBJECT:

Application for a variation to reduce the rear yard setback from the required 34.02' to 1.60', east side setback from 2' to 0.70' (west to be 2.90'), combined side yard setback from 4.80' to 3.50' for a proposed rear two car garage rood deck to serve a two-story,

single-family residence.

Motion to approve made by Chairman. Second by Brooks. Motion carried 5-0; yeas - Chairman, Brooks, Shiller, Soto,

and Staley.

373-24-Z

ZONING DISTRICT: RS-3

WARD: 36

APPLICANT:

Jonathan & Kaley Lambeth

Same as applicant

OWNER: PREMISES AFFECTED:

2024 W. Erie Street

SUBJECT:

Application for a variation to reduce the required diameter of 12' and 225 square feet of rear yard open space to zero for a proposed rear two car garage with roof deck to serve an existing two-story, single-family residence.

Motion to approve made by Chairman. Second by Brooks. Motion carried 5-0; yeas - Chairman, Brooks, Shiller, Soto.

and Staley.

374-24-Z

ZONING DISTRICT: B3-2

WARD: 5

APPLICANT:

The Slab Bar-B-que, LLC

OWNER: PREMISES AFFECTED: The Estate of Mozelle Barnes

1922 E. 71st Street

SUBJECT:

Application for a variation to reduce the east side reverse corner lot setback abutting an RS1 zone district from 11' to zero for a

proposed outdoor patio to serve a proposed general restaurant

tenant buildout in an existing building.

Motion to approve made by Chairman. Second by Brooks. Motion carried 5-0; yeas - Chairman, Brooks, Shiller, Soto,

and Staley.

375-24-Z

ZONING DISTRICT: RS-3

WARD: 12

APPLICANT:

John Trice

OWNER:

Same as applicant

PREMISES AFFECTED:

2919-23 W. 36th Street

SUBJECT:

Application for a variation to reduce the combined side yard

setback from the required 5' to 4.6' (west to be 1.9' east to be 2.7') for the division of an improved zoning lot. The existing singlefamily residence at 2923 W. 36th Street shall remain. A vacant lot

is proposed for 2919 W. 36th Street.

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

and Staley.

376-24-Z

ZONING DISTRICT: RS-1

WARD: 39

APPLICANT:

PREMISES AFFECTED:

Sarah Lane

OWNER:

Sarah Lane & Christopher Lane 6126 N. Kirkwood Avenue

SUBJECT:

Application for a variation to reduce the rear setback from the required 34.74' to 28.48' for a proposed two-story addition to the

existing two-story, single-family residence.

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

and Staley.

377-24-Z

ZONING DISTRICT: RM-5

WARD: 2

APPLICANT: OWNER:

1502 N. Hudson, LLC Same as applicant

PREMISES AFFECTED:

1502 N. Hudson Avenue

SUBJECT:

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 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.

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

and Staley.

378-24-Z

ZONING DISTRICT: RM-5

WARD: 2

APPLICANT:

1502 N. Hudson, LLC

OWNER:

Same applicant

PREMISES AFFECTED:

1502 N. Hudson Avenue

SUBJECT:

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.

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

and Staley.

379-24-Z

OWNER:

ZONING DISTRICT: RM-5

WARD: 2

APPLICANT:

1502 N Hudson, LLC Same as applicant

PREMISES AFFECTED:

1502 N. Hudson Avenue

SUBJECT:

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.

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

and Staley.

380-24-Z ZONING DISTRICT: RS-3 / RT-4 WARD: 9

APPLICANT: A. Philip Randolph Pullman Porter Museum Inc.

OWNER: Chicago Title and Trust 1100219 dated 1/18/95 applicant

PREMISES AFFECTED: 10406-08 S. Maryland Avenue

SUBJECT: 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 three-

story cultural exhibit building in a residential district.

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

and Staley.

381-24-Z ZONING DISTRICT: RS-3 / RT-4 WARD: 9

APPLICANT: National A. Philip Randolph Pullman Porter Museum

OWNER: Chicago Title Trust 1100219 dated 1/18/95 and applicant

PREMISES AFFECTED: 10406-08 S. Maryland Avenue

SUBJECT: 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.

Motion to approve made by Chairman. Second by Brooks. Motion carried 5-0; yeas - Chairman, Brooks, Shiller, Soto,

and Staley.

382-24-S ZONING DISTRICT: RM-5 WARD: 26

APPLICANT: Catholic Charities of the Archdiocese of Chicago

OWNER: Cortland Manor, LLC

PREMISES AFFECTED: 1900 N. Karlov Avenue

SUBJECT: Application 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).

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

and Staley.

383-24-Z ZONING DISTRICT: RM-5 WARD: 26

APPLICANT: Catholics Charities of the Archdiocese of Chicago

OWNER: Cortland Manor, LLC
PREMISES AFFECTED: 1900 N. Karlov Avenue

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

parking spaces for a transit served location from ten to zero to

serve a proposed shelter.

Motion to approve made by Chairman. Second by Brooks. Motion carried 5-0; yeas - Chairman, Brooks, Shiller, Soto,

and Staley.

384-24-Z

ZONING DISTRICT: RS-2

WARD: 23

APPLICANT: OWNER:

Manue Martinez Same as applicant

PREMISES AFFECTED:

5423 S. Lawndale Avenue

SUBJECT:

Application 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. Motion to approve made by Chairman. Second by Brooks. Motion carried 5-0; yeas - Chairman, Brooks, Shiller, Soto,

and Staley.

385-24-Z

ZONING DISTRICT: RS-3

WARD: 40

APPLICANT:

Kyle Edward Giannone & Emily Katherine Hill

OWNER:

Same as applicant

PREMISES AFFECTED: **SUBJECT:**

1629 W. Foster Avenue

Application for a variation to expand the existing floor area by 139.66 square feet for a proposed rear one-story addition and a

third story addition to an existing three-story, three dwelling unit

Motion to approve made by Chairman. Second by Brooks. Motion carried 5-0; yeas - Chairman, Brooks, Shiller, Soto,

and Staley.

386-24-S

ZONING DISTRICT: M1-1

WARD: 8

APPLICANT:

2410 Prop Limited

OWNER:

S1160A, LLC

PREMISES AFFECTED: **SUBJECT:**

Application for a special use to establish a gas station with a

convenience store.

1150 E. 95th Street

Motion to approve made by Chairman. Second by Brooks. Motion carried 5-0; yeas - Chairman, Brooks, Shiller, Soto,

and Staley.

387-24-S

ZONING DISTRICT: B3-2

WARD: 43

APPLICANT:

Good Look Studios, LLC

OWNER:

Megara Properties, LLC

PREMISES AFFECTED:

806 W. Armitage Avenue

SUBJECT:

Application for a special use to establish a body art service

(tattoo) facility.

Motion to approve made by Chairman. Second by Brooks. Motion carried 5-0; yeas - Chairman, Brooks, Shiller, Soto,

and Staley.

388-24-Z ZONING DISTRICT: RS-2 WARD: 19

APPLICANT: C.K. Construction, Inc.

OWNER: Sergio Amezquita & Lucia Nevarez Favela (11206) / Sharon

Starlow (11202 & 11208)

PREMISES AFFECTED: 11202-08 S. Christiana Avenue

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

required 20' to 16.4', north side setback from 4' to 1.3", (south to be 3.8'), combined side yard setback from 9' to 5.1' for the division of an improved zoning lot. The existing single-family residence at 11206 shall remain. Vacant lots at 11202 and 11208 are proposed.

Continued to November 15, 2024 at 2:00pm.

389-24-Z ZONING DISTRICT: B3-5 WARD: 2

APPLICANT: Benjamon Pourkhalil OWNER: Same as applicant PREMISES AFFECTED: 1559 N. Wells Street

SUBJECT: Application 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.

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

and Staley.

390-24-Z ZONING DISTRICT: B3-5 WARD: 2

APPLICANT:Benjamin Pourkhalili
Same as applicant **PREMISES AFFECTED:** 1559 N. Wells Street

SUBJECT: Application for a variation to increase the building from the

maximum height of 50' to 53'-8" for a proposed five-story retail and eight dwelling unit building with one on-site parking space. Motion to approve made by Chairman. Second by Brooks. Motion carried 5-0; yeas – Chairman, Brooks, Shiller, Soto,

and Staley.

391-24-Z ZONING DISTRICT: B3-5 WARD: 2

APPLICANT: Benjamon Pourkhalili OWNER: Same as applicant PREMISES AFFECTED: 1559 N. Wells Street

SUBJECT: Application for a variation to reduce the parking from eight spaces

to one space for a proposed five-story retail and eight dwelling unit building in a transit served location with one on-site parking space. Motion to approve made by Chairman. Second by Brooks. Motion carried 5-0; yeas – Chairman, Brooks, Shiller, Soto,

and Staley.

392-24-Z ZONING DISTRICT: RS-3 WARD: 32

APPLICANT: Kevin Coonan and Andrea Kartley

OWNER: Same as applicant

PREMISES AFFECTED: 2329 W. Charleston Street

SUBJECT: Application for a variation to increase the floor area from 3,074

square feet to 3,254 square feet for a proposed one-story rear addition to an existing three-story, two-dwelling unit building to

be converted to a single-family residence.

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

and Staley.

393-24-Z ZONING DISTRICT: RS-3 WARD: 32

APPLICANT: Kevin Coonan an Andrea Kartley

OWNER: Same as applicant

PREMISES AFFECTED: 2329 W. Charleston Street

SUBJECT: Application 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.

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

and Staley.

394-24-Z ZONING DISTRICT: RS-3 WARD: 32

APPLICANT: Kevin Coonan and Andrea Kartley

OWNER: Same as applicant

PREMISES AFFECTED: 2329 W. Charleston Street

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

required 2' to 1.42' (east to be 2.28'), combined side yard setback from 4.82' to 3.7' for a proposed one-story rear addition to an existing three-story, two dwelling unit building to be converted to

a single-family residence.

Motion to approve made by Chairman. Second by Brooks. Motion carried 5-0; yeas – Chairman, Brooks, Shiller, 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, Shiller, Soto, and Staley. Meeting went into closed session at 12:04 PM.

Motion to return to open session made by the Chairman. Second by Brooks. Motion carried 5-0; yeas – Chairman, Brooks, Shiller, Soto, and Staley. Meeting returned to open session at 12:12 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, Shiller, Soto, and Staley.

At 12:29 PM, Chairman made a motion to recess until 2:00 PM. Second by Brooks. Motion carried 5-0: yeas – Chairman, Brooks, Shiller, Soto, and Staley. The Board then stood in recess until 2:00 PM.

At 2:04 PM, Chairman made a motion to reconvene the meeting. Second by Brooks. Motion carried 5-0: yeas - Chairman, Brooks, Shiller, Soto, and Staley. The Board then reconvened at 2:04 PM.

2:00 P.M.

395-24-S

ZONING DISTRICT: M1-3

WARD: 25

APPLICANT:

Franciscan Outreach Kedzie Carroll, LLC

OWNER:

PREMISES AFFECTED: 2508-40 W. 21st Street

SUBJECT:

Application for a special use to convert an existing warehouse into a transitional shelter use in an existing one and two-story building. Motion to approve made by Chairman. Second by Brooks. Motion carried 5-0; yeas - Chairman, Brooks, Shiller, Soto,

and Staley.

At 4:15 PM, Chairman made a motion to recess until 4:33 PM. Second by Brooks. Motion carried 5-0: yeas - Chairman, Brooks, Shiller, Soto, and Staley. The Board then stood in recess until 4:33PM.

At 4:33PM, Chairman made a motion to reconvene the meeting. Second by Brooks. Motion carried 5-0: yeas - Chairman, Brooks, Shiller, Soto, and Staley. The Board then reconvened at 4:33PM.

396-24-S

ZONING DISTRICT: B3-2

WARD: 25

APPLICANT:

Jose Esduardo Ostorga Flores dba Lalo's Barber Shop

OWNER: PREMISES AFFECTED:

Diocelina Salgado

3140 W. 25th Street

SUBJECT:

Application for a special use to establish a barber shop.

Motion to approve made by Chairman. Second by Brooks. Motion carried 5-0; yeas - Chairman, Brooks, Shiller, Soto,

and Staley.

397-24-Z

ZONING DISTRICT: B3-1

WARD: 35

APPLICANT:

Uprising Theater

OWNER:

Hamman Chehade

PREMISES AFFECTED: 2905 N. Milwaukee Avenue

SUBJECT:

Application for a variation to establish a public place of

amusement license to provide live theater, film screening, small concerts, private party room rental, live music and DJ which is

within 125' of a residential zoning district.

Motion to approve made by Chairman. Second by Brooks. Motion carried 5-0; yeas - Chairman, Brooks, Shiller, Soto,

and Staley.

398-24-S

ZONING DISTRICT: C1-1

WARD: 35

APPLICANT:

Metric Kedzie, LLC D & X Distribution, LLC

OWNER:

PREMISES AFFECTED: 3110 N. Kedzie Avenue

SUBJECT:

Application for a special use to establish an outdoor patio at grade within 660' of an intensive manufacturing use in an existing onestory limited manufacturing and limited restaurant building.

Motion to approve made by Chairman. Second by Brooks.

Motion carried 5-0; yeas – Chairman, Brooks, Shiller, Soto,

and Staley.

399-24-Z

ZONING DISTRICT: C1-1 WARD: 35

APPLICANT:

Metric Kedzie, LLC

OWNER:

D & X Distribution, LLC

PREMISES AFFECTED:

3110 N. Kedzie Avenue

SUBJECT:

Application for a variation to reduce the minimum required number of off-street parking spaces for a transit served location from six to two for the expansion of a limited restaurant with an

outdoor patio at grade located on a CTA bus corridor.

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

and Staley.

400-24-Z

ZONING DISTRICT: RS-2 WARD: 48

APPLICANT:

John Barry and Daniel Otto

John Barry Trust & Daniel Otto Trust

PREMISES AFFECTED:

1531 W. Glenlake Avenue

SUBJECT:

OWNER:

Application for a variation to reduce the west side setback from 4' to 1.64' (east side setback to be 5.18'), combined side yard setback from 9' to 6.82' for a third-floor dormer addition and a second-floor single family residence being renovated with an as-built first floor

open deck.

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

and Staley.

401-24-Z

ZONING DISTRICT: RS-2 WARD: 48

APPLICANT:

John Barry and Daniel Otto

OWNER:

John Barry Trust & Daniel Otto Trust

PREMISES AFFECTED:

1531 W. Glenlake Avenue

SUBJECT:

Application for a variation to increase the maximum building height from 30' to 32' for a proposed third floor dormer addition and a second-floor, upper story rear addition on to an existing two-

story, single-family residence.

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

and Staley.

402-24-Z

ZONING DISTRICT: RS-3 WARD: 32

APPLICANT:

Thomas and Rebecca Ansen-Wilson

OWNER:

Same as applicant

PREMISES AFFECTED:

1726 N. Hermitage Avenue

SUBJECT:

Application for a variation to increase the existing floor area ratio from 2,256 sq. ft. to 2,724 sq. ft. for a proposed third floor addition

to an existing three-story, single-family residence.

Motion to approve made by Chairman. Second by Brooks. Motion carried 5-0; yeas - Chairman, Brooks, Shiller, Soto,

and Staley.

403-24-S

OWNER:

ZONING DISTRICT: B3-2 WARD: 48

APPLICANT:

VIP Nails and Spa FG. Inc. 5056 Sheridan Properties, LLC

PREMISES AFFECTED:

PREMISES AFFECTED:

5056-58 N. Sheridan Road

SUBJECT:

Application for a special use to establish a nail salon.

Motion to approve made by Chairman. Second by Brooks. Motion carried 5-0; yeas - Chairman, Brooks, Shiller, Soto,

and Staley.

404-24-S

ZONING DISTRICT: DX-3

WARD: 27

APPLICANT:

KNBWL Inc.

OWNER:

Randolph Plaza, LLC 937-39 W. Randolph Street

SUBJECT:

Application for a special use to establish a liquor store.

Motion to approve made by Chairman. Second by Brooks. Motion carried 5-0; yeas - Chairman, Brooks, Shiller, Soto,

and Staley.

P.M. CONTINUANCES

209-23-S

ZONING DISTRICT: PD No. 981 WARD: 2

APPLICANT:

G.P. Green House, LLC Schatz Building, LLC

OWNER: PREMISES AFFECTED:

620 N. Fairbanks Court

SUBJECT:

Application for a special use to establish an adult use cannabis dispensary on the first floor of an existing, three-story, multi-tenant

Motion to approve made by Chairman. Second by Brooks. Motion carried 3-2; yeas - Brooks, Shiller, Soto; nays -

Chairman and Staley.

At 7:35 PM, Chairman made a motion to recess until 7:40 PM. Second by Brooks. Motion carried 5-0: yeas - Chairman, Brooks, Shiller, Soto, and Staley. The Board then stood in recess until 4:33PM.

At 7:44PM, Chairman made a motion to reconvene the meeting. Second by Brooks. Motion carried 5-0: yeas - Chairman, Brooks, Shiller, Soto, and Staley. The Board then reconvened at 7:44PM.

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.

Motion to approve with all three recommendations made by the Department of Planning and Development made by Chairman. Second by Brooks. Motion carried 5-0; yeas –

Chairman, Brooks, Shiller, Soto, and Staley.

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.

Withdrawn

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.

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

and Staley.

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 November 15, 2024 at 2:00pm.

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 November 15, 2024 at 2:00pm.

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

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.

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

and Staley.

317-24-Z ZONING DISTRICT: RS-3 WARD: 4

APPLICANT: Thrisona Freeman OWNER: Marc Freeman

PREMISES AFFECTED: 3402 S. Giles Avenue

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

the required 450 square feet to zero for a proposed detached, two-

car garage.

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

and Staley.

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.

Continued to November 15, 2024 at 2:00pm.

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.

Continued to November 15, 2024 at 2:00pm.

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. Continued to November 15, 2024 at 2:00pm.

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.

Continued to November 15, 2024 at 2:00pm.

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.

Continued to November 15, 2024 at 2:00pm.

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, Shiller, Soto, and Staley. Meeting went into closed session at 8:44 PM.

Motion to return to open session made by the Chairman. Second by Brooks. Motion carried 5-0; yeas — Chairman, Brooks, Shiller, Soto, and Staley. Meeting returned to open session at 9:05 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, Shiller, Soto, and Staley.

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

Motion to approve all written resolutions containing findings of fact consistent with the votes of the Board at its August 16, 2024 regular meeting made by the Chairman. Second by Brooks. Motion carried 5-0; yeas – Chairman, Brooks, Shiller, Soto, and Staley.

At 9:09 PM, Chairman made a motion to adjourn. Second by Brooks. Motion carried 5-0; yeas – Chairman, Brooks, Staley, Soto, and Staley.

Adjournment 9:09 PM