

# CITY OF CHICAGO ZONING BOARD OF APPEALS

**FRIDAY- March 15, 2024**

**121 N. LaSalle, Second Floor City Council Chambers**

**9:00 A.M.**

Approval of the minutes from the February 16, 2024, regular meeting of the Zoning Board of Appeals (“Board”).

Approval of the agenda for the March 15, 2024, regular meeting of the Board.

## Special Use Extension Requests

<b>379-22-S</b>	<b>ZONING DISTRICT: B3-2</b>	<b>WARD: 16</b>
<b>APPLICANT:</b>	6617 South Ashland, LLC	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	6617 S. Ashland Avenue	
<b>SUBJECT:</b>	Application for a special use to establish residential use below the second floor within an existing two-story building containing six dwelling units on the second story and offices on the first story to convert to ten dwelling units.	

- **Approved**

<b>24-23-S</b>	<b>ZONING DISTRICT: RT-4</b>	<b>WARD: 28</b>
<b>APPLICANT:</b>	Connections for Abused Women and their Children	
<b>OWNER:</b>	3311 Arts Building, LLC	
<b>PREMISES AFFECTED:</b>	3311 W. Carroll Avenue	
<b>SUBJECT:</b>	Application for a special use to establish a community center in an existing one- and two-story building with a proposed three-story addition.	

- **Approved**

<b>25-23-S</b>	<b>ZONING DISTRICT: RT-4</b>	<b>WARD: 28</b>
<b>APPLICANT:</b>	Connections for Abused Women and their Children	
<b>OWNER:</b>	3311 Arts Building, LLC	
<b>PREMISES AFFECTED:</b>	3311 W. Carroll Avenue	
<b>SUBJECT:</b>	Application for a special use to establish a domestic violence shelter in an existing one and two-story building with a proposed three-story addition.	

- **Approved**



- Continued to May 17, 2024 at 2:00pm

- **Decision of the Zoning Administrator upheld**

- **Decision of the Zoning Administrator upheld**

- **Approved**

- **Approved**

- **Approved**

- **Approved**

- **Approved**

- **Approved**

- **Approved**

- **Approved**

**WARD: 27**

# ReVive Center for Housing and Healing

Same as applicant

1668 W. Ogden Avenue

Application for a variation to reduce the number of required off-street parking spaces from twenty-eight to six for a proposed community center in an existing three-story, mixed-use building.

- **Approved**

**WARD: 27**

# ReVive Center for Housing and Healing

Same as applicant

1668 W. Ogden Avenue

Application for a variation to reduce the number of required bicycle parking spaces from thirty-three to twenty-four for a proposed community center in an existing three-story, mixed-use building.

- **Approved**

**WARD: 20**

The Chop Shop Barberia, LLC

United Yard IB QALICB, LLC

1619 W. 47th Street

Application for a special use to establish a barber shop in an existing five-story, mixed-use building.

- **Approved**

**WARD: 1**

1536 W Chestnut, LLC

Same as applicant

1536 W. Chestnut Street

Application for a variation to increase the building height from the maximum 30' to 33' for a proposed three-story, two dwelling unit building with roof top deck, trellis, roof top stair enclosure, rear open porches, front open terraces, and front open porches and three car garage with roof top deck.

- **Approved**

**WARD: 19**

Same as applicant

10820 S. Fairfield Avenue

Application for a variation to reduce the south side setback from the required 4.6' to 1.5' (north to be 8.47'), combined side yard setback from 13.8' to 9.97' for a proposed one-story rear addition, open first floor deck and an as built two-story, rear addition an as built two story rear addition, an as built second floor upper story addition and as built first floor covered front porch for the existing two-story, single family residence that is being renovated with a one car attached garage accessed by a front driveway.

- **Approved**

**WARD: 1**

West Town 12 Studios, LLC

David Espinoza III

1142 N. Ashland Avenue

Application for a special use to establish a barber shop.

- **Approved**

**WARD: 43**

The Rector, Wardens, and Vestrymen of the Church of Our Saviour of Chicago, Illinois

Same as applicant

530 W. Fullerton Parkway

Application for a variation to reduce the rear setback from the required 50' to 1' for a proposed two-story addition to the existing two-story religious assembly building.

- **Approved**

**WARD: 43**

The Rector, Wardens, and Vestrymen of the Church of Our Saviour of Chicago Illinois

Same as applicant

530 W. Fullerton Parkway

Application for a variation to reduce the rear yard open space from the required 1,197 to zero for a proposed two-story addition to the existing two-story religious assembly building.

- **Approved**

<b>104-24-Z</b>	<b>ZONING DISTRICT: RM-5</b>	<b>WARD: 43</b>
<b>APPLICANT:</b>	The Rector, Wardens, and Vestrymen of the Church of Our Saviour of Chicago Illinois	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	530 W. Fullerton Parkway	
<b>SUBJECT:</b>	Application for a variation to eliminate the 4' ornamental fence along street side (at landscape setback area) for the two-story religious assembly building with on-site parking lot.	

- **Approved**

<b>105-24-S</b>	<b>ZONING DISTRICT: B3-2</b>	<b>WARD: 6</b>
<b>APPLICANT:</b>	Hardin House, Inc.	
<b>OWNER:</b>	Talisa Hardin	
<b>PREMISES AFFECTED:</b>	7448 S. Cottage Grove Avenue Front	
<b>SUBJECT:</b>	Application for a special use to establish a transitional residence in an existing two-story building.	

- **Approved**

<b>106-24-S</b>	<b>ZONING DISTRICT: B3-2</b>	<b>WARD: 6</b>
<b>APPLICANT:</b>	Hardin House, Inc.	
<b>OWNER:</b>	Talisa Hardin	
<b>PREMISES AFFECTED:</b>	7448 S. Cottage Grove Avenue Rear	
<b>SUBJECT:</b>	Application for a special use to establish a transitional residence in an existing two-story building.	

- **Approved**

<b>107-24-Z</b>	<b>ZONING DISTRICT: B2-3</b>	<b>WARD: 28</b>
<b>APPLICANT:</b>	1434 Fillmore, LLC	
<b>OWNER:</b>	Hall of Fam Acquisitions No. 2, LLC	
<b>PREMISES AFFECTED:</b>	1440 W. Fillmore Street	
<b>SUBJECT:</b>	Application for a variation to reduce the rear setback from the required 30' to zero for a proposed five-story, fifty dwelling unit building with attached twenty-five parking space garage and fifty required bike parking spaces in attached garage with bike room.	

- **Approved**

<b>108-24-Z</b>	<b>ZONING DISTRICT: B2-3</b>	<b>WARD: 28</b>
<b>APPLICANT:</b>	1434 W Fillmore, LLC	
<b>OWNER:</b>	Hall of Fame Acquisitions No. 2, LLC	
<b>PREMISES AFFECTED:</b>	1440 W. Fillmore Street	
<b>SUBJECT:</b>	Application for a variation to eliminate the one required off-street loading space for a proposed five-story, fifty dwelling unit building with required accessory parking garage and bike room.	

- **Approved**

- **Approved**

- **Withdrawn**

- **Approved**

- **Approved**



<b>113-24-S</b>	<b>ZONING DISTRICT: C2-3</b>	<b>WARD: 14</b>
<b>APPLICANT:</b>	Pollo Campero of Illinois, LLC	
<b>OWNER:</b>	4343 South Pulaski II, LLC	
<b>PREMISES AFFECTED:</b>	4311 S. Pulaski Road	
<b>SUBJECT:</b>	Application for a special use to establish a one lane drive-through to serve a proposed restaurant.	

- **Approved**

<b>114-24-Z</b>	<b>ZONING DISTRICT: B3-3</b>	<b>WARD: 32</b>
<b>APPLICANT:</b>	3312 Lincoln, LLC	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	3310 N. Lincoln Avenue	
<b>SUBJECT:</b>	Application for a variation to reduce the rear setback on floors containing dwelling units from 30' to 7.21' for a proposed six-story, twenty-four dwelling unit with rear raised decks and ground floor retail use.	

- **Approved**

<b>115-24-S</b>	<b>ZONING DISTRICT: B1-2</b>	<b>WARD: 27</b>
<b>APPLICANT:</b>	RUUM Inc.	
<b>OWNER:</b>	1309 W. Chicago, LLC	
<b>PREMISES AFFECTED:</b>	1309 W. Chicago Avenue	
<b>SUBJECT:</b>	Application for a special use to establish salon suites (hair and nail) on the first floor of an existing four-story, mixed-use building.	

- **Approved**

<b>116-24-S</b>	<b>ZONING DISTRICT: C1-1</b>	<b>WARD: 38</b>
<b>APPLICANT:</b>	Eagle Dispensaries of Illinois, LLC	
<b>OWNER:</b>	Philev, LLC	
<b>PREMISES AFFECTED:</b>	5900-16 W. Irving Park Road	
<b>SUBJECT:</b>	Application for a special use to establish an adult use cannabis dispensary within an existing building with thirty on-site parking spaces.	

- **Approved**

<b>117-24-Z</b>	<b>ZONING DISTRICT: RT-4</b>	<b>WARD: 39</b>
<b>APPLICANT:</b>	Soheb Patel	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	5620 N. Christiana Avenue	
<b>SUBJECT:</b>	Application for a variation to reduce the rear setback from the required 37.57' to 3.75', north side setback from 2.4' to 1.6' (south side to be 4.2'), combined side setback from 6' to 5.8' for a proposed second story rear addition and garage roof deck access bridge.	

- **Approved**

<b>118-24-Z</b>	<b>ZONING DISTRICT: RS-3</b>	<b>WARD: 32</b>
<b>APPLICANT:</b>	Wayne Norman and Shelly Norman	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	2126 W. Cortland Street	
<b>SUBJECT:</b>	Application for a variation to reduce the rear setback from 28' to 24' for a proposed rear two car garage with roof deck to serve an existing single-family residence.	

<b>119-24-Z</b>	<b>ZONING DISTRICT: RS-3</b>	<b>WARD: 32</b>
<b>APPLICANT:</b>	Wayne Norman and Shelly Norman	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	2126 W. Cortland Street	
<b>SUBJECT:</b>	Application for a variation to relocate the required 225 square feet of rear yard open space to a garage roof deck to serve an existing two-story, single-family residence.	

<b>120-24-Z</b>	<b>ZONING DISTRICT: B3-3</b>	<b>WARD: 40</b>
<b>APPLICANT:</b>	5338 N. Lincoln, LLC	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	5338-40 N. Lincoln Avenue	
<b>SUBJECT:</b>	Application for a variation to reduce the rear yard setback from 30' to 11.75' for a proposed four-story, nine dwelling unit mixed use building with first floor office space, roof enclosure / elevator and nine parking spaces.	

<b>121-24-S</b>	<b>ZONING DISTRICT: M2-2</b>	<b>WARD: 37</b>
<b>APPLICANT:</b>	UHCC Inc.	
<b>OWNER:</b>	Albany Bank and Trust Company under Trust No. 11-5163	
<b>PREMISES AFFECTED:</b>	1830 N. Lamon Avenue	
<b>SUBJECT:</b>	Application for a special use to establish a cannabis craft grow facility within 660 feet of a residential district.	

<b>122-24-S</b>	<b>ZONING DISTRICT: M2-2</b>	<b>WARD: 37</b>
<b>APPLICANT:</b>	UHCC Inc.	
<b>OWNER:</b>	Albany bank and Trust Company, N.A under Trust No. 11-5163	
<b>PREMISES AFFECTED:</b>	1830 N. Lamon Avenue	
<b>SUBJECT:</b>	Application for a special use to establish a cannabis infuser facility.	

<b>123-24-S</b>	<b>ZONING DISTRICT: M2-2</b>	<b>WARD: 37</b>
<b>APPLICANT:</b>	UHCC Inc.	
<b>OWNER:</b>	Albany Bank & Trust Company, N. A. under Trust No. 11-5163	
<b>PREMISES AFFECTED:</b>	1830 N. Lamon Avenue	
<b>SUBJECT:</b>	Application for a special use to establish a cannabis processor facility.	

- **Approved**

<b>124-24-Z</b>	<b>ZONING DISTRICT: M2-2</b>	<b>WARD: 37</b>
<b>APPLICANT:</b>	UHCC Inc.	
<b>OWNER:</b>	Albany Bank and Trust Company, N.A. under Trust No. 11-5163	
<b>PREMISES AFFECTED:</b>	1830 N. Lamon Avenue	
<b>SUBJECT:</b>	Application for a variation to reduce the interior landscape area from the required 819 square feet to 144 square feet and to reduce the number of interior trees from seven to two for a proposed cannabis craft grow/ infuser/ processor facility.	

- **Approved**

<b>125-24-S</b>	<b>ZONING DISTRICT: B3-2</b>	<b>WARD: 1</b>
<b>APPLICANT:</b>	West Branch Collective	
<b>OWNER:</b>	Country Holdings, LLC	
<b>PREMISES AFFECTED:</b>	2624 W. Armitage Avenue	
<b>SUBJECT:</b>	Application for a special use to establish a body art / tattoo salon.	

- **Approved**

<b>126-24-S</b>	<b>ZONING DISTRICT: B3-1</b>	<b>WARD: 16</b>
<b>APPLICANT:</b>	Tasha Jones	
<b>OWNER:</b>	Irving Barr Living Trust	
<b>PREMISES AFFECTED:</b>	6148 S. Western Avenue	
<b>SUBJECT:</b>	Application for a special use to establish a beauty salon.	

- **Approved**

<b>127-24-S</b>	<b>ZONING DISTRICT: DX-16</b>	<b>WARD: 4</b>
<b>APPLICANT:</b>	739 S Clark Holdings, LLC	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	739 S. Clark Street	
<b>SUBJECT:</b>	Application for a special use to establish residential use below the second floor for the conversion of an existing three-story portion of an existing thirty-story, high-rise mixed-use building from office use to sixty-eight dwelling units (five dwelling units, sixty-three efficiency units).	

- **Approved**

- **Approved**

- **Approved**

<b>395-23-S</b>	<b>ZONING DISTRICT: M3-2</b>	<b>WARD: 24</b>
<b>APPLICANT:</b>	Chicagoland Materials, LLC	
<b>OWNER:</b>	D & D Concrete, LLC	
<b>PREMISES AFFECTED:</b>	4556 W. Roosevelt Road	
<b>SUBJECT:</b>	Application 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.	

- Continued to May 17, 2024 at 2:00pm

- Continued to May 17, 2024 at 2:00pm

- **Approved**

- **Approved**

- Continued to May 17, 2024 at 2:00pm

Adjournment.