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

379-22-S ZONING DISTRICT: B3-2 WARD: 16

APPLICANT: 6617 South Ashland, LLC

OWNER: Same as applicant

PREMISES AFFECTED: 6617 S. Ashland Avenue

SUBJECT: 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

24-23-S APPLICANT: ZONING DISTRICT: RT-4WARD: 28
Connections for Abused Women and their Children

OWNER: 3311 Arts Building, LLC **PREMISES AFFECTED:** 3311 W. Carroll Avenue

SUBJECT: 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

ZONING DISTRICT: RT-4 WARD: 28 APPLICANT: Connections for Abused Women and their Children

OWNER: 3311 Arts Building, LLC **PREMISES AFFECTED:** 3311 W. Carroll Avenue

SUBJECT: 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.

REGULAR CALL

81-24-Z ZONING DISTRICT: RM-5 WARD: 4

APPLICANT: Eagle OZB II, LP

OWNER: The Catholic Bishop of Chicago PREMISES AFFECTED: 545 E. Oakwood Boulevard

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

the required 5' to zero, south from 5' to zero east side setback from 5' to zero for a proposed four-story, forty-eight dwelling unit building with an accessory eight space, off-street parking lot.

Approved

82-24-Z ZONING DISTRICT: RM-5 WARD: 4

APPLICANT: Eagle OZB II, LP

OWNER: The Catholic Bishop of Chicago **PREMISES AFFECTED:** 545 E. Oakwood Boulevard

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

the required 1,728 square feet to zero for a proposed four-story, forty-eight dwelling unit building with an accessory eight space

parking lot.

Approved

83-24-Z ZONING DISTRICT: RM-5 WARD: 4

APPLICANT: Eagle OZB II, LP

OWNER: The Catholic Bishop of Chicago **PREMISES AFFECTED:** 545 E. Oakwood Boulevard

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

parking spaces for a transit served location from forty-eight to eight for a proposed four-story, forty-eight dwelling unit building

with an accessory eight space parking lot.

• Approved

84-24-Z ZONING DISTRICT: RM-5 WARD:4

APPLICANT: Eagle OZB II, LP

OWNER: The Catholic Bishop of Chicago **PREMISES AFFECTED:** 545-555 E. Oakwood Boulevard

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

required 5' to 3.58', south side setback from 5' to 3.54' to allow the subdivision of an improved zoning lot. The existing religious assembly building shall remain at 555 E. Oakwood. A four-story, forty-eight dwelling unit building with an accessory eight space

parking lot is proposed for 545 E. Oakwood Boulevard.

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.

• Continued to May 17, 2024 at 2:00pm

86-24-A (402-23-A) ZONING DISTRICT: RS-3 WARD:47

APPLICANT: Gregory Lemond **OWNER:** Barrett Homes

PREMISES AFFECTED: 1848 W. Cuyler Avenue

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 1848 W. Cuyler Avenue.

• Decision of the Zoning Administrator upheld

87-24-A ZONING DISTRICT: RT-4 WARD: 43

APPLICANT: Victor Grandinetti

OWNER: Salam Patel / 2654 Land Owner, LLC

PREMISES AFFECTED: 2654 N. Wilton Avenue

SUBJECT: Application for an appeal from the decision of the office of the

Zoning Administrator granting an administrative adjustment to the

property at 2654 N. Wilton Avenue.

• Decision of the Zoning Administrator upheld

88-24-S ZONING DISTRICT: B3-2 WARD: 36

APPLICANT: Jaime Rodriguez dba Rockstar Barbers, LLC

OWNER: Angela Mignano Trust, Eleanora Tomasik Trustee u/ a/ 8/7/17

PREMISES AFFECTED: 1849 W. Chicago Avenue

SUBJECT: Application for a special use to establish a barber shop.

Approved

89-24-S ZONING DISTRICT: B3-5 WARD: 2

APPLICANT: Shea Decoste Studio, LLC

OWNER: Heca Wells, LLC **PREMISES AFFECTED:** 167 W. Schiller Street

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

Approved

90-24-S ZONING DISTRICT: B3-3 WARD: 27

APPLICANT: Studio 16 Hair Lounge, LLC **OWNER:** Jerry White and Richard Haft **PREMISES AFFECTED:** 1650 W. Ogden Avenue

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

91-24-S ZONING DISTRICT: B3-1 WARD: 38

APPLICANT: Where Miracles Happen, LLC **OWNER:** 5744 Irving Park, FGE, LLC

PREMISES AFFECTED: 5744 W. Irving Park Road, 3rd Floor

SUBJECT: Application for a special use to establish salon suites (hair and nail

salon).

• Approved

92-24-S ZONING DISTRICT: B1-1 WARD: 19

APPLICANT: Hung Quoc Nguyen **OWNER:** CP 111. LLC

PREMISES AFFECTED: 3209 W. 111th Street

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

Approved

93-24-S ZONING DISTRICT: B3-2 WARD: 46

APPLICANT: Marine Drive Business Inc.

OWNER: Same as applicant

PREMISES AFFECTED: 755 W. Lawrence Avenue

SUBJECT: Application for a special use to establish a four-pump gas station

with new convenience store.

Approved

94-24-Z ZONING DISTRICT: B3-2 WARD: 46

APPLICANT: Marine Drive Business, Inc.

OWNER: Same as applicant

PREMISES AFFECTED: 755 W. Lawrence Avenue

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

gas station from the required 20,000 square feet to 16,691 square feet for a proposed four pump gas station with new convenience

store.

Approved

95-24-S ZONING DISTRICT: B3-3 WARD: 27

APPLICANT: ReVive Center for Housing and Healing

OWNER: Same as applicant **PREMISES AFFECTED:** 1668 W. Ogden Avenue

SUBJECT: Application for a special use to establish a community center on

the ground floor of an existing three-story, mixed-use, twenty-eight dwelling unit building with offices, medical services and multi-

purpose spaces and community center activities.

96-24-Z ZONING DISTRICT: B3-3 WARD: 27

APPLICANT: ReVive Center for Housing and Healing

OWNER: Same as applicant **PREMISES AFFECTED:** 1668 W. Ogden Avenue

SUBJECT: 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

97-24-Z ZONING DISTRICT: B3-3 WARD: 27

APPLICANT: ReVive Center for Housing and Healing

OWNER: Same as applicant **PREMISES AFFECTED:** 1668 W. Ogden Avenue

SUBJECT: 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

98-24-S ZONING DISTRICT: B3-3 WARD: 20

APPLICANT: The Chop Shop Barberia, LLC **OWNER:** United Yard IB QALICB, LLC

PREMISES AFFECTED: 1619 W. 47th Street

SUBJECT: Application for a special use to establish a barber shop in an

existing five-story, mixed-use building.

Approved

99-24-Z ZONING DISTRICT: RS-3 WARD: 1

APPLICANT: 1536 W Chestnut, LLC **OWNER:** Same as applicant **PREMISES AFFECTED:** 1536 W. Chestnut Street

SUBJECT: 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.

100-24-Z ZONING DISTRICT: RS-2 WARD: 19

APPLICANT: Dave and Erin Wills **OWNER:** Same as applicant

PREMISES AFFECTED: 10820 S. Fairfield Avenue

SUBJECT: 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

101-24-S ZONING DISTRICT: B1-2 WARD: 1

APPLICANT: West Town 12 Studios, LLC

OWNER: David Espinoza III **PREMISES AFFECTED:** 1142 N. Ashland Avenue

SUBJECT: Application for a special use to establish a barber shop.

Approved

102-24-Z ZONING DISTRICT: RM-5 WARD: 43

APPLICANT: The Rector, Wardens, and Vestrymen of the Church of Our

Saviour of Chicago, Illinois

OWNER: Same as applicant

PREMISES AFFECTED: 530 W. Fullerton Parkway

SUBJECT: 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

103-24-Z ZONING DISTRICT: RM-5 WARD: 43

APPLICANT: The Rector, Wardens, and Vestrymen of the Church of Our

Saviour of Chicago Illinois

OWNER: Same as applicant

PREMISES AFFECTED: 530 W. Fullerton Parkway

SUBJECT: 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.

104-24-Z ZONING DISTRICT: RM-5 WARD: 43

APPLICANT: The Rector, Wardens, and Vestrymen of the Church of Our

Saviour of Chicago Illinois

OWNER: Same as applicant

PREMISES AFFECTED: 530 W. Fullerton Parkway

SUBJECT: 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

105-24-S ZONING DISTRICT: B3-2 WARD: 6

APPLICANT: Hardin House, Inc. **OWNER:** Talisa Hardin

PREMISES AFFECTED: 7448 S. Cottage Grove Avenue Front

SUBJECT: Application for a special use to establish a transitional residence in

an existing two-story building.

Approved

106-24-S ZONING DISTRICT: B3-2 WARD: 6

APPLICANT: Hardin House, Inc. **OWNER:** Talisa Hardin

PREMISES AFFECTED: 7448 S. Cottage Grove Avenue Rear

SUBJECT: Application for a special use to establish a transitional residence in

an existing two-story building.

Approved

107-24-Z ZONING DISTRICT: B2-3 WARD: 28

APPLICANT: 1434 Fillmore, LLC

OWNER: Hall of Fam Acquisitions No. 2, LLC

PREMISES AFFECTED: 1440 W. Fillmore Street

SUBJECT: 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

108-24-Z ZONING DISTRICT: B2-3 WARD: 28

APPLICANT: 1434 W Fillmore, LLC

OWNER: Hall of Fame Acquisitions No. 2, LLC

PREMISES AFFECTED: 1440 W. Fillmore Street

SUBJECT: 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.

109-24-Z ZONING DISTRICT: B2-3 WARD: 28

APPLICANT: 1434 Fillmore, LLC

OWNER: Hall of Fame Acquisitions No. 2, LLC

PREMISES AFFECTED: 1440 W. Fillmore Street

SUBJECT: Application for a variation to allow recessed entries at the ground

floor that are more than 12' wide for a proposed five-story, fifty dwelling unit building with required accessory parking garage and

bike room.

• Approved

110-24-S ZONING DISTRICT: C1-3 WARD: 1

APPLICANT: Wells Fargo Bank, N.A

OWNER: Nare Flat Iron, LLC, CCT Flat Iron, LLC, BuzzPartners Flat Iron,

LLC Dm Flat Iron, LLC

PREMISES AFFECTED: 1585 N. Milwaukee Avenue

SUBJECT: Application for a special use to establish a financial service use

(bank) on the ground floor of an existing three-story mixed use on a pedestrian street within 600' of another financial service (bank).

Withdrawn

2:00 P.M.

111-24-Z ZONING DISTRICT: RT-4 WARD: 25

APPLICANT: Devago Ventures, Inc.
OWNER: Same as applicant
PREMISES AFFECTED: 2036 W. 18th Place

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

required 3000 square feet to 2,976 square feet for a proposed two-

story, three dwelling unit building.

Approved

112-24-Z ZONING DISTRICT: RS-3 WARD: 12

APPLICANT: Jairo Ramirez

OWNER: Same as applicant

PREMISES AFFECTED: 4333 S. Fairfield Avenue

SUBJECT: Application for a variation to reduce the front setback from 15.52'

to 11.5', north side setback from 2' to 0.84' (south to be 4.04'), combined side yard setback from 5' to 4.88' for an as built open second floor front porch, a three-story rear addition, and a third-floor dormer addition on the south elevation for the existing three-

story, two dwelling unit building with an as built accessory

detached two car garage being altered.

113-24-S ZONING DISTRICT: C2-3 WARD: 14

APPLICANT: Pollo Campero of Illinois, LLC **OWNER:** 4343 South Pulaski II, LLC

PREMISES AFFECTED: 4311 S. Pulaski Road

SUBJECT: Application for a special use to establish a one lane drive-through

to serve a proposed restaurant.

Approved

114-24-Z ZONING DISTRICT: B3-3 WARD: 32

APPLICANT: 3312 Lincoln, LLC **OWNER:** Same as applicant **PREMISES AFFECTED:** 3310 N. Lincoln Avenue

SUBJECT: Application for a variation to reduce the rear setback on floors

containing dwelling units from 30' to 7.21' for a proposed sixstory, twenty-four dwelling unit with rear raised decks and ground

floor retail use.

Approved

115-24-S ZONING DISTRICT: B1-2 WARD: 27

APPLICANT: RUUM Inc.

OWNER: 1309 W. Chicago, LLC **PREMISES AFFECTED:** 1309 W. Chicago Avenue

SUBJECT: 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

116-24-S ZONING DISTRICT: C1-1 WARD: 38

APPLICANT: Eagle Dispensaries of Illinois, LLC

OWNER: Philey, LLC

PREMISES AFFECTED: 5900-16 W. Irving Park Road

SUBJECT: Application for a special use to establish an adult use cannabis

dispensary within an existing building with thirty on-site parking

spaces.

Approved

117-24-Z ZONING DISTRICT: RT-4 WARD: 39

APPLICANT: Soheb Patel **OWNER:** Same as applicant

PREMISES AFFECTED: 5620 N. Christiana Avenue

SUBJECT: 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.

118-24-Z ZONING DISTRICT: RS-3 WARD: 32

APPLICANT: Wayne Norman and Shelly Norman

OWNER: Same as applicant PREMISES AFFECTED: 2126 W. Cortland Street

SUBJECT: 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.

Approved

119-24-Z ZONING DISTRICT: RS-3 WARD: 32

APPLICANT: Wayne Norman and Shelly Norman

OWNER: Same as applicant **PREMISES AFFECTED:** 2126 W. Cortland Street

SUBJECT: 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.

Approved

120-24-Z ZONING DISTRICT: B3-3 WARD: 40

APPLICANT: 5338 N. Lincoln, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 5338-40 N. Lincoln Avenue

SUBJECT: 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.

Approved

121-24-S ZONING DISTRICT: M2-2 WARD: 37

APPLICANT: UHCC Inc.

OWNER: Albany Bank and Trust Company under Trust No. 11-5163

PREMISES AFFECTED: 1830 N. Lamon Avenue

SUBJECT: Application for a special use to establish a cannabis craft grow

facility within 660 feet of a residential district.

Approved

122-24-S ZONING DISTRICT: M2-2 WARD: 37

APPLICANT: UHCC Inc.

OWNER: Albany bank and Trust Company, N.A under Trust No. 11-5163

PREMISES AFFECTED: 1830 N. Lamon Avenue

SUBJECT: Application for a special use to establish a cannabis infuser

facility.

123-24-S ZONING DISTRICT: M2-2 WARD: 37

APPLICANT: UHCC Inc.

OWNER: Albany Bank & Trust Company, N. A. under Trust No. 11-5163

PREMISES AFFECTED: 1830 N. Lamon Avenue

SUBJECT: Application for a special use to establish a cannabis processor

facility.

• Approved

124-24-Z ZONING DISTRICT: M2-2 WARD: 37

APPLICANT: UHCC Inc.

OWNER: Albany Bank and Trust Company, N.A. under Trust No. 11-5163

PREMISES AFFECTED: 1830 N. Lamon Avenue

SUBJECT: 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

125-24-S ZONING DISTRICT: B3-2 WARD: 1

APPLICANT: West Branch Collective Country Holdings, LLC PREMISES AFFECTED: 2624 W. Armitage Avenue

SUBJECT: Application for a special use to establish a body art / tattoo salon.

Approved

126-24-S ZONING DISTRICT: B3-1 WARD: 16

APPLICANT: Tasha Jones

OWNER: Irving Barr Living Trust **PREMISES AFFECTED:** 6148 S. Western Avenue

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

Approved

127-24-S ZONING DISTRICT: DX-16 WARD: 4

APPLICANT: 739 S Clark Holdings, LLC

OWNER: Same as applicant **PREMISES AFFECTED:** 739 S. Clark Street

SUBJECT: 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).

128-24-Z ZONING DISTRICT: DX-16 WARD: 4

APPLICANT: 739 S Clark Holdings, LLC

OWNER: Same as applicant **PREMISES AFFECTED:** 739 S. Clark Street

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

the required 31,270 square feet to 30,776 square feet for the conversion of an existing three-story portion of a thirty-story mixed use high rise building from office use to sixty-eight dwelling units (five dwelling units and sixty-three efficiency

units).

Approved

129-24-Z ZONING DISTRICT: DX-16 WARD:4

APPLICANT: 739 S Clark Holdings, LLC

OWNER: Same as applicant **PREMISES AFFECTED:** 739 S. Clark Street

SUBJECT: Application for a variation to all alternate compliance with the

open space requirements of section 17-4-0410 for the conversion of an existing three-story portion of an existing thirty-story high rise from office use to sixty-eight dwelling units (five dwelling

units, sixty-three efficiency units).

• Approved

CONTINUANCES

395-23-S ZONING DISTRICT: M3-2 WARD: 24

APPLICANT: Chicagoland Materials, LLC
OWNER: D & D Concrete, LLC
PREMISES AFFECTED: 4556 W. Roosevelt Road

SUBJECT: 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

396-23-Z ZONING DISTRICT: M3-2 WARD: 24

APPLICANT: Chicagoland Materials, LLC
OWNER: D & D Concrete, LLC
PREMISES AFFECTED: 4556 W. Roosevelt Road

SUBJECT: Application for a variation to eliminate ornamental fencing and

retain 304 linear feet of chain link fence along vehicular use area

(material storage yard frontage).

Continued to May 17, 2024 at 2:00pm

453-23-S ZONING DISTRICT: B3-2 WARD: 26

APPLICANT: McDonald's Corporation
OWNER: VNL Investments, LLC
PREMISES AFFECTED: 3229-45 W. North Avenue

SUBJECT: Application for a special use to establish a dual lane drive-through

facility for an existing fast-food restaurant.

Approved

454-23-S ZONING DISTRICT: C2-1 WARD: 31

APPLICANT: McDonald's Corporation

OWNER: Same as applicant

PREMISES AFFECTED: 2307-17 N. Cicero Avenue

SUBJECT: Application for a special use to establish a dual lane drive-through

to serve an existing fast-food restaurant.

Approved

209-23-S ZONING DISTRICT: PD No. 981 WARD: 2

APPLICANT: G.P. Green House, LLC OWNER: Schatz Building, LLC 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

building.

• Continued to May 17, 2024 at 2:00pm

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

Adjournment.