

CITY OF CHICAGO ZONING BOARD OF APPEALS

FRIDAY- March 15, 2024

121 N. LaSalle, Second 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, SECOND FLOOR CITY COUNCIL CHAMBERS CITY HALL.

PHYSICALLY PRESENT FOR ALL OR SOME PORTIONS

Brian Sanchez, Chairman

Angela Brooks

Ann MacDonald

Sam Toia

Chairman Sanchez called the meeting to order at 9:06 AM. Chairman Sanchez undertook a roll call vote to establish the presence of a quorum. The hearings commenced with four members present (Chairman, Brooks, MacDonald, and Toia).

Motion to approve the minutes for the February 16, 2024 regular meeting of the Zoning Board of Appeals (“Board”) made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Brooks, MacDonald, and Toia.

Motion to approve the agenda for the March 15, 2024 regular meeting of the Board made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Brooks, MacDonald, and Toia.

9:00 A.M.

Special Use Extension Requests

379-22-S

APPLICANT:

OWNER:

PREMISES AFFECTED:

SUBJECT:

ZONING DISTRICT: B3-2

WARD: 16

6617 South Ashland, LLC

Same as applicant

6617 S. Ashland Avenue

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.

Motion to approve made by Chairman. Second by Toia.

Motion carried 4-0; yeas – Chairman, Brooks, MacDonald, and Toia.

24-23-S

APPLICANT:

OWNER:

PREMISES AFFECTED:

SUBJECT:

ZONING DISTRICT: RT-4

WARD: 28

Connections for Abused Women and their Children

3311 Arts Building, LLC

3311 W. Carroll Avenue

Application for a special use to establish a community center in an existing one- and two-story building with a proposed three-story

addition.

**Motion to approve made by Chairman. Second by Toia.
Motion carried 4-0; yeas – Chairman, Brooks, MacDonald,
and Toia.**

25-23-S

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.

**Motion to approve made by Chairman. Second by Toia.
Motion carried 4-0; yeas – Chairman, Brooks, MacDonald,
and Toia.**

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.

**Motion to approve made by Chairman. Second by Toia.
Motion carried 3-0; yeas – Chairman, Brooks, and Toia
(MacDonald recused).**

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.

**Motion to approve made by Chairman. Second by Toia.
Motion carried 3-0; yeas – Chairman, Brooks, and Toia
(MacDonald recused).**

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.

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.
Motion to approve made by Chairman. Second by Toia.
Motion carried 4-0; yeas – Chairman, Brooks, MacDonald, and Toia.

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.
Motion to approve made by Chairman. Second by Toia.
Motion carried 4-0; yeas – Chairman, Brooks, MacDonald, and Toia.

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.
Motion to approve made by Chairman. Second by Toia.
Motion carried 4-0; yeas – Chairman, Brooks, MacDonald, and Toia.

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).
Motion to approve made by Chairman. Second by Toia.
Motion carried 4-0; yeas – Chairman, Brooks, MacDonald, and Toia.

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.
Motion to approve made by Chairman. Second by Toia.
Motion carried 3-0; yeas – Chairman, Brooks, MacDonald (Toia absent).

At 10:57 AM, Chairman made a motion to recess until 11:00 AM. Second by Toia. Motion carried 4-0; yeas – Chairman, Brooks, MacDonald, and Toia. The Board then stood in recess until 11:00 AM.

**Motion to approve made by Chairman. Second by Toia.
Motion carried 4-0; yeas – Chairman, Brooks, MacDonald,
and Toia.**

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. | |
| | Motion to approve made by Chairman. Second by Toia. Motion carried 3-0; yeas – Chairman, Brooks, and Toia (MacDonald recused). | |
| 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. | |
| | Motion to approve made by Chairman. Second by Toia. Motion carried 3-0; yeas – Chairman, Brooks, and Toia (MacDonald recused). | |
| 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

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 Toia. Motion carried 4-0; yeas – Chairman, Brooks, MacDonald, and Toia. Meeting went into closed session at 4:13 PM.

Motion to return to open session made by the Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Brooks, MacDonald, and Toia. Meeting returned to open session at 4:23 PM.

Motion to approve all continuance requests to the dates previously stated made by the Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Brooks, MacDonald, and Toia.

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

Motion to adjourn the meeting made by the Chairman. Second by Toia. Motion carried 4-0; yeas- Chairman, Brooks, MacDonald, and Toia.

Adjournment at 4:27 PM