

**CITY OF CHICAGO ZONING BOARD OF APPEALS
FRIDAY- February 16, 2024
IN-PERSON MEETING
121 N. LaSalle Street, Room 1103**

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, ROOM 1103, CITY HALL.

PHYSICALLY PRESENT FOR ALL OR SOME PORTIONS

**Brian Sanchez, Chairman
Zurich Esposito
Vaishali Rao
Sam Toia**

Chairman Sanchez called the meeting to order at 9:00 AM. Chairman Sanchez undertook a roll call vote to establish the presence of a quorum. The hearings commenced with four members present (Chairman, Esposito, Rao, and Toia).

Motion to approve the minutes for the January 19, 2024 regular meeting of the Zoning Board of Appeals (“Board”) made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Rao, and Toia.

Motion to approve the agenda for the February 16, 2024 regular meeting of the Board made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Rao, and Toia.

9:00 A.M.

45-24-Z	ZONING DISTRICT: RM-4.5	WARD: 43
APPLICANT:	PH Chicago, LLC	
OWNER:	Bonita M. Webb	
PREMISES AFFECTED:	1854 N. Howe Street	
SUBJECT:	Application for a variation to reduce the north and south side setbacks from 2' to 1' each, combined side yard setback from 4.4' to 2' for a proposed three-story, single-family residence with rooftop deck partially covered pergola 10' high, rooftop stair way and elevator enclosure and first floor open rear deck 4' high.	
	Continued to April 19, 2024 at 2:00pm	

46-24-Z	ZONING DISTRICT: RS-2	WARD: 13
APPLICANT:	Baleria Garcia Frutos & Cesar Frutos	
OWNER:	Same as applicant	
PREMISES AFFECTED:	6640 S. Kedvale Avenue	
SUBJECT:	Application for a variation to reduce the front setback from the required 14.84' to 8.83', north side setback from 4' to 2.85', combined side yard setback from 9' to 5.57', rear setback from 35.1' to 3.01' for a proposed rear one-story addition with first floor	

required 2' to zero (east to be 3.02', combined side yard setback from 4.8' to 3.02'), for a proposed rear, two-story addition, rear one-story open deck and new detached two car garage with roof deck and access stair for the existing two-story, two dwelling unit building to be deconverted to a single-family residence.

Motion to approve made by Chairman. Second by Toia.

Motion carried 4-0; yeas – Chairman, Esposito, Rao, and Toia.

55-24-Z

APPLICANT:

OWNER:

PREMISES AFFECTED:

SUBJECT:

ZONING DISTRICT: RS-3

WARD: 36

2035 W. Race Ave, LLC

Same as applicant

2035 W. Race Avenue

Application for a variation to relocate the 225 square feet of rear yard open space to a deck or patio that is greater than 4' from grade for a proposed rear, two-story addition, rear one-story open deck and new detached two car garage with roof deck and access stair for the existing two-story, two dwelling unit building to be deconverted to a single-family residence.

Motion to approve made by Chairman. Second by Toia.

Motion carried 4-0; yeas – Chairman, Esposito, Rao, and Toia.

56-24-Z

APPLICANT:

OWNER:

PREMISES AFFECTED:

SUBJECT:

ZONING DISTRICT: RS-3

WARD: 36

2035 W. Race Avenue

Same as applicant

2035 W. Race Avenue

Application for variation to expand the existing floor area in existence for 50 years by 283.2 square feet for a proposed rear, two-story addition, rear one-story open deck and new detached two car garage with roof deck and access stair for the existing two-story, two dwelling unit building to be deconverted to a single-family residence.

Motion to approve made by Chairman. Second by Toia.

Motion carried 4-0; yeas – Chairman, Esposito, Rao, and Toia.

57-24-S

APPLICANT:

OWNER:

PREMISES AFFECTED:

SUBJECT:

ZONING DISTRICT: B1-3

WARD: 47

Metro Salon Irving Park, LLC

Same as applicant

2024 W. Irving Park Road

Application for a special use to establish a hair and nail salon.

Motion to approve made by Chairman. Second by Toia.

Motion carried 4-0; yeas – Chairman, Esposito, Rao, and Toia.

58-24-S

APPLICANT:

OWNER:

PREMISES AFFECTED:

SUBJECT:

ZONING DISTRICT: B1-3

WARD: 29

Timeout at Shannon's, LLC

Five Thirty-One Partners, LLC

6700 W. North Avenue

Application for a special use to establish a hair and nail salon.

Motion to approve made by Chairman. Second by Toia.

Motion carried 4-0; yeas – Chairman, Esposito, Rao, and Toia.

two-story, three dwelling unit building.

Motion to approve made by Chairman. Second by Toia.

Motion carried 4-0; yeas – Chairman, Esposito, Rao, and Toia.

72-24-Z

ZONING DISTRICT: B2-5

WARD: 47

APPLICANT:

1801 W. Grace Street

OWNER:

Same as applicant

PREMISES AFFECTED:

1805 W. Grace Street

SUBJECT:

Application for a variation to reduce the rear setback from the required 30' to 12' for a proposed five-story, sixty-two dwelling unit building with roof top deck and thirty-one off-street required accessory parking spaces on the ground floor.

Motion to approve made by Chairman. Second by Toia.

Motion carried 4-0; yeas – Chairman, Esposito, Rao, and Toia.

73-24-Z

ZONING DISTRICT: B2-5

WARD: 47

APPLICANT:

1801 W Grace, LLC

OWNER:

Same as applicant

PREMISES AFFECTED:

1805 W. Grace Street

SUBJECT:

Application for a variation to reduce the off-street loading space from the required one to zero for a proposed five-story, sixty-two dwelling unit building with roof top deck and thirty-one off street parking spaces on the ground floor.

Motion to approve made by Chairman. Second by Toia.

Motion carried 4-0; yeas – Chairman, Esposito, Rao, and Toia.

74-24-Z

ZONING DISTRICT: B2-5

WARD: 47

APPLICANT:

1801 W Grace, LLC

OWNER:

Same as applicant

PREMISES AFFECTED:

1805 W. Grace Street

SUBJECT:

Application for a variation to allow a driveway to access required off-street accessory parking on a pedestrian street for a proposed five-story, sixty-two dwelling unit building with roof top deck and thirty-one off-street required accessory parking spaces on the ground floor.

Motion to approve made by Chairman. Second by Toia.

Motion carried 4-0; yeas – Chairman, Esposito, Rao, and Toia.

75-24-Z

ZONING DISTRICT: B2-5

WARD: 47

APPLICANT:

1801 Grace, LLC

OWNER:

Same as applicant

PREMISES AFFECTED:

1805 W. Grace Street

SUBJECT:

Application for a variation to allow a front building facade to be setback more than 5' from the sidewalk for a proposed five-story, sixty-two dwelling unit building with roof top deck and thirty-one off-street required accessory parking spaces on the ground floor.

Motion to approve made by Chairman. Second by Toia.

Motion carried 4-0; yeas – Chairman, Esposito, Rao, and Toia.

loading spaces from seven to six for the establishment of a day care in an existing two-story building.

Motion to approve made by Chairman. Second by Toia.

Motion carried 4-0; yeas – Chairman, Esposito, Rao, and Toia.

At 4:00 PM, Chairman made a motion to recess until 4:30 PM. Second by Toia. Motion carried 4-0: yeas – Chairman, Esposito, Rao, and Toia. The Board then stood in recess until 4:30 PM.

At 4:30 PM, Chairman made a motion to reconvene the meeting. Second by Toia. Motion carried 4-0: yeas – Chairman, Esposito, Rao, and Toia. The Board then reconvened at 4:30 PM.

2:00 P.M.

CONTINUANCES

293-23-Z	ZONING DISTRICT: B2-5	WARD: 27
APPLICANT:	1423-1425-1427 N Sedgwick Street, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	1421 N. Sedgwick Avenue	
SUBJECT:	Application for a variation to reduce the rear setback on floors containing dwelling units from the required 30' to 6.92' for a proposed six-story, twenty-three dwelling unit building with nine parking spaces and rear raised decks.	
	Motion to approve made by Chairman. Second by Toia.	
	Motion carried 3-1; yeas – Chairman, Rao, Toia; nays - Esposito.	
294-23-Z	ZONING DISTRICT: B2-5	WARD: 27
APPLICANT:	1423-1425-1427 N. Sedgwick Street, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	1421 N. Sedgwick Avenue	
SUBJECT:	Application for a variation to eliminate the one required 10' x 25' loading berth for a proposed six-story, twenty-three dwelling unit building with nine parking spaces and rear raised decks.	
	Motion to approve made by Chairman. Second by Toia.	
	Motion carried 3-1; yeas – Chairman, Rao, Toia; nays - Esposito.	
325-23-Z	ZONING DISTRICT: RS-2	WARD: 6
APPLICANT:	Kenneth Donner	
OWNER:	Same as applicant	
PREMISES AFFECTED:	7645 S. St. Lawrence Avenue	
SUBJECT:	Application for a variation to reduce the south side setback from the required 6' to 5.46' (north to be 2.62'), combined side yard setback from 18' to 8.11' for a proposed swimming pool in the rear of an existing single-family residence.	
	Continued to May 17, 2024 at 2:00pm	

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

Motion to approve the written resolutions containing findings of fact consistent with the votes of the Board at its January 19, 2024 regular meeting.

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

Adjournment at 10:05 PM