

**ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905**

**APPLICANT:** PH Chicago, LLC  
**APPEARANCE FOR:** Sara Barnes  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 1854 N. Howe Street

**Cal. No.:** 45-24-Z

**MINUTES OF MEETING:**  
February 16, 2024

**NATURE OF REQUEST:** 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.

**ACTION OF BOARD – Continued to April 19, 2024 at 2:00pm**

**THE VOTE**

**ZBA**  
  
MAR 18 2024  
  
CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

BRIAN SANCHEZ  
ZURICH ESPOSITO  
VAISHALI RAO  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

**APPROVED AS TO SUBSTANCE**  
  
**CHAIRMAN**

**ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905**

**APPLICANT:** Baleria Garcia Frutos & Cesar Frutos **Cal. No.:** 46-24-Z  
**APPEARANCE FOR:** Same as Applicant **MINUTES OF MEETING:**  
 February 16, 2024  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 6640 S. Kedvale Avenue

**NATURE OF REQUEST:** 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 covered open rear deck and new covered open front porch on the existing two-story single-family residence and to erect a new detached two car garage with accessory attic storage which is 16.54' in height.

**ACTION OF BOARD – Continued to April 19, 2024 at 2:00pm**

**THE VOTE**

**ZBA**

**MAR 18 2024**

CITY OF CHICAGO  
 ZONING BOARD  
 OF APPEALS

BRIAN SANCHEZ  
 ZURICH ESPOSITO  
 VAISHALI RAO  
 SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

**APPROVED AS TO SUBSTANCE**  
  
**CHAIRMAN**

**ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905**

**APPLICANT:** Daniel Varanauski

**APPEARANCE FOR:** Same as Applicant

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 650 W. Wrightwood Avenue

**Cal. No.:** 47-24-Z

**MINUTES OF MEETING:**  
February 16, 2024

**NATURE OF REQUEST:** Application for a variation to reduce the rear setback from the required 50' to 1', reduce the east and west side setback from 2' to zero each, combined side yard setback from 5' to zero for a proposed detached two car garage with storage area and three enclosed bicycle spaces to serve an existing four-story, three dwelling unit building.

**ACTION OF BOARD - VARIATION GRANTED**

**ZBA**

**MAR 18 2024**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ  
ZURICH ESPOSITO  
VAISHALI RAO  
SAM TOIA

**THE VOTE**

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 16, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on February 1, 2024; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the rear setback to 1', reduce the east and west side setback to zero each, combined side yard setback to zero for a proposed detached two car garage with storage area and three enclosed bicycle spaces to serve an existing four-story, three dwelling unit building; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that the foresaid variation request be and it hereby is granted subject to the following condition(s):

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 3/18, 2024.

**APPROVED AS TO SUBSTANCE**  
  
**CHAIRMAN**

**ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905**

**APPLICANT:** In His Image Barber Lounge, LLC Cal. No.48-24-S  
**APPEARANCE FOR:** Same as Applicant  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 5240 W. Belmont Avenue

**MINUTES OF MEETING:**  
February 16, 2024

**NATURE OF REQUEST:** Application for a special use to establish a barber shop.

**ACTION OF BOARD – APPLICATION APPROVED**

**ZBA**

**MAR 18 2024**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ  
ZURICH ESPOSITO  
VAISHALI RAO  
SAM TOIA

**THE VOTE**

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 16, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on February 1, 2024; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a barber shop; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony has offered that the use complies with all the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s) provided:

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 3/18, 2024

**APPROVED AS TO SUBSTANCE**  
  
**CHAIRMAN**

**ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905**

**APPLICANT:** Vanessa Beckhoff Ferrero

**Cal. No.:** 49-24-Z

**APPEARANCE FOR:** Same as Applicant

**MINUTES OF MEETING:**  
February 16, 2024

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 911-13 N. Mozart Street

**NATURE OF REQUEST:** Application for a variation to reduce the north side setback from the required 2' to zero (south to be 3.3') combined side yard setback from 5' to 3.3' to allow the division of an improved zoning lot. The existing four-story, three dwelling unit shall remain. A vacant lot is proposed at 913 N. Mozart Street.

**ACTION OF BOARD - VARIATION GRANTED**

**ZBA**

**MAR 18 2024**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ  
ZURICH ESPOSITO  
VAISHALI RAO  
SAM TOIA

**THE VOTE**

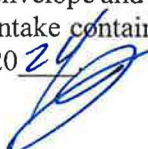
AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 16, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on February 1, 2024; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the north side setback to zero (south to be 3.3') combined side yard setback to 3.3' to allow the division of an improved zoning lot. The existing four-story, three dwelling unit shall remain. A vacant lot is proposed at 913 N. Mozart Street; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that the foresaid variation request be and it hereby is granted subject to the following condition(s):

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 3/18/24  
20 

**APPROVED AS TO SUBSTANCE**  
  
**CHAIRMAN**

**ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905**

**APPLICANT:** Pedro's & Family Barber Shop, LLC Cal. No.50-24-S  
**APPEARANCE FOR:** Katarina Karac **MINUTES OF MEETING:**  
February 16, 2024  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 3858 W. Fullerton Avenue

**NATURE OF REQUEST:** Application for a special use to establish a hair salon.

**ACTION OF BOARD – APPLICATION APPROVED**

**THE VOTE**

**ZBA**

**MAR 18 2024**  
CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

BRIAN SANCHEZ  
ZURICH ESPOSITO  
VAISHALI RAO  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

**THE RESOLUTION:**

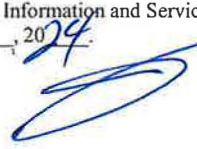
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 16, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on February 1, 2024; and


WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a hair salon; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony has offered that the use complies with all the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s) provided:

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 3/18, 2024.



**APPROVED AS TO SUBSTANCE**  
  
**CHAIRMAN**

**ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905**

**APPLICANT:** ML Nail Spa Operating, LLC Cal. No.51-24-S

**APPEARANCE FOR:** Rolando Acosta **MINUTES OF MEETING:**

February 16, 2024

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 1218 E. 53<sup>rd</sup> Street

**NATURE OF REQUEST:** Application for a special use to establish a nail salon.

**ACTION OF BOARD – APPLICATION APPROVED**

**ZBA**

**THE VOTE**

**MAR 18 2024**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ  
ZURICH ESPOSITO  
VAISHALI RAO  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 16, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on February 1, 2024; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a nail salon; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony has offered that the use complies with all the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s) provided:

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**APPROVED AS TO SUBSTANCE**  
  
**CHAIRMAN**

**ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905**

**APPLICANT:** Stefan Macy

**APPEARANCE FOR:** Rolanda Acosta

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 1046 N. Wood Street

**Cal. No.:** 52-24-Z

**MINUTES OF MEETING:**  
February 16, 2024

**NATURE OF REQUEST:** Application for a variation to allow the expansion of the floor area that has been in existence for fifty years by 518.1 square feet for a proposed third story dormer addition and conversion of the existing attic into a finished third story for the existing two-story, four dwelling unit building to be converted to a five dwelling unit building.

**ACTION OF BOARD - VARIATION GRANTED**

**THE VOTE**

**ZBA**

**MAR 18 2024**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ  
ZURICH ESPOSITO  
VAISHALI RAO  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

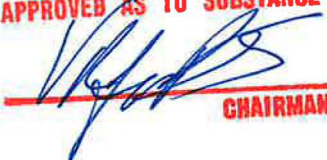
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 16, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on February 1, 2024; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to allow the expansion of the floor area that has been in existence for fifty years by 518.1 square feet for a proposed third story dormer addition and conversion of the existing attic into a finished third story for the existing two-story, four dwelling unit building to be converted to a five dwelling unit building; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that the foresaid variation request be and it hereby is granted subject to the following condition(s):

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**APPROVED AS TO SUBSTANCE**  
  
**CHAIRMAN**



**ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905**

**APPLICANT:** 2035 W. Race Ave., LLC

**Cal. No.:** 54-24-Z

**APPEARANCE FOR:** Thomas Moore

**MINUTES OF MEETING:**  
February 16, 2024

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 2035 W. Race Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the west side setback from the 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.

**ACTION OF BOARD - VARIATION GRANTED**

**ZBA**

**MAR 18 2024**

CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

BRIAN SANCHEZ  
ZURICH ESPOSITO  
VAISHALI RAO  
SAM TOIA

**THE VOTE**

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 16, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on February 1, 2024; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the west side setback to zero (east to be 3.02', combined side yard setback 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; Denice Alvera residing at 2033 W. Race Ave. filed her appearance in opposition; two additional variations were granted to the subject property in Cal. Nos. 55-24-Z and 56-24-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that the foresaid variation request be and it hereby is granted subject to the following condition(s):

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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**APPROVED AS TO SUBSTANCE**  
  
**CHAIRMAN**

**ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905**

**APPLICANT:** 2035 W. Race Ave., LLC

**Cal. No.:** 55-24-Z

**APPEARANCE FOR:** Thomas Moore

**MINUTES OF MEETING:**  
February 16, 2024

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 2035 W. Race Avenue

**NATURE OF REQUEST:** 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.

**ACTION OF BOARD - VARIATION GRANTED**

**THE VOTE**

**ZBA**

**MAR 18 2024**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ  
ZURICH ESPOSITO  
VAISHALI RAO  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 16, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on February 1, 2024; and


WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted 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; Denice Alvera residing at 2033 W. Race Ave. filed her appearance in opposition; two additional variations were granted to the subject property in Cal. Nos. 54-24-Z and 56-24-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that the foresaid variation request be and it hereby is granted subject to the following condition(s):

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

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2024  


**APPROVED AS TO SUBSTANCE**  
  
**CHAIRMAN**

**ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905**

**APPLICANT:** 2035 W. Race Ave., LLC

**Cal. No.:** 56-24-Z

**APPEARANCE FOR:** Thomas Moore

**MINUTES OF MEETING:**  
February 16, 2024

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 2035 W. Race Avenue

**NATURE OF REQUEST:** 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.

**ACTION OF BOARD - VARIATION GRANTED**

**THE VOTE**

**ZBA**

**MAR 18 2024**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ  
ZURICH ESPOSITO  
VAISHALI RAO  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		


WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 16, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on February 1, 2024; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted 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; Denice Alvera residing at 2033 W. Race Ave. filed her appearance in opposition; two additional variations were granted to the subject property in Cal. Nos. 54-24-Z and 55-24-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that the foresaid variation request be and it hereby is granted subject to the following condition(s):

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 3/18, 2024.

**APPROVED AS TO SUBSTANCE**  
  
**CHAIRMAN**

**ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905**

**APPLICANT:** Metro Salon Irving Park, LLC Cal. No.57-24-S  
**APPEARANCE FOR:** Nicholas Ftikas **MINUTES OF MEETING:**  
**APPEARANCE AGAINST:** None February 16, 2024  
**PREMISES AFFECTED:** 2024 W. Irving Park Road

**NATURE OF REQUEST:** Application for a special use to establish a hair and nail salon.

**ACTION OF BOARD – APPLICATION APPROVED**

**THE VOTE**

**ZBA**

**MAR 18 2024**

CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

BRIAN SANCHEZ  
ZURICH ESPOSITO  
VAISHALI RAO  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

**THE RESOLUTION:**

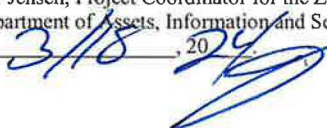
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 16, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on February 1, 2024; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a hair and nail salon; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony has offered that the use complies with all the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s) provided:

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 3/18, 2024



**APPROVED AS TO SUBSTANCE**



**CHAIRMAN**

**ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905**

**APPLICANT:** Timeout at Shannon’s, LLC Cal. No.58-24-S  
**APPEARANCE FOR:** Thomas Moore **MINUTES OF MEETING:**  
**APPEARANCE AGAINST:** None February 16, 2024  
**PREMISES AFFECTED:** 6700 W. North Avenue

**NATURE OF REQUEST:** Application for a special use to establish a hair and nail salon.

**ACTION OF BOARD – APPLICATION APPROVED**

**ZBA**

**THE VOTE**

**MAR 18 2024**  
 CITY OF CHICAGO  
 ZONING BOARD  
 OF APPEALS

BRIAN SANCHEZ  
 ZURICH ESPOSITO  
 VAISHALI RAO  
 SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

**THE RESOLUTION:**

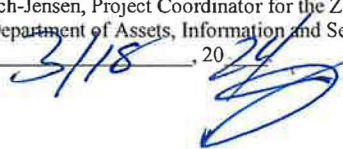
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 16, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on February 1, 2024; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a hair and nail salon; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony has offered that the use complies with all the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s) provided:

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 3/18, 2024



**APPROVED AS TO SUBSTANCE**  
  
**CHAIRMAN**

**ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905**

**APPLICANT:** Michael Bojda and Mateusz Bojda

**Cal. No.:** 59-24-Z

**APPEARANCE FOR:** Thomas Moore

**MINUTES OF MEETING:**  
February 16, 2024

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 2428 W. Erie Street

**NATURE OF REQUEST:** Application for a variation to reduce the west side setback from 2' to 1' (east to be 3'), combined side setback to be 4' for a proposed rear two-story, single-family residence.

**ACTION OF BOARD – Continued to April 19, 2024 at 2:00pm**

**THE VOTE**

**ZBA**  
**MAR 18 2024**  
CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

BRIAN SANCHEZ  
ZURICH ESPOSITO  
VAISHALI RAO  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

**APPROVED AS TO SUBSTANCE**

  
**CHAIRMAN**

**ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905**

**APPLICANT:** Michael Bojda and Mateusz Bojda **Cal. No.:** 60-24-Z  
**APPEARANCE FOR:** Thomas Moore **MINUTES OF MEETING:**  
 February 16, 2024  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 2432 W. Erie Street

**NATURE OF REQUEST:** Application for a variation to reduce the east side setback from the required 2' to 0.12' (west to be 2.86') combined side yard setback from 4.8' to 2.8' to allow the division of an improved zoning lot. The existing three-story, three dwelling unit building at 2432 W. Erie Street shall remain. A single-family residence is proposed at 2428 W. Erie Street.

**ACTION OF BOARD – Continued to April 19, 2024 at 2:00pm**

**ZBA**

**MAR 18 2024**

CITY OF CHICAGO  
 ZONING BOARD  
 OF APPEALS

BRIAN SANCHEZ  
 ZURICH ESPOSITO  
 VAISHALI RAO  
 SAM TOIA

**THE VOTE**

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

**APPROVED AS TO SUBSTANCE**

  
**CHAIRMAN**

**ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905**

**APPLICANT:** Michael Bojda and Mateusz Bojda **Cal. No.:** 61-24-Z  
**APPEARANCE FOR:** Thomas Moore **MINUTES OF MEETING:**  
**APPEARANCE AGAINST:** None February 16, 2024  
**PREMISES AFFECTED:** 2432 W. Erie Street

**NATURE OF REQUEST:** Application for a variation to reduce the rear yard open space from 194 square feet to zero to divide an improved zoning lot. The existing three-story, three dwelling unit shall remain at 2432 W. Erie Street. A single-family residence is proposed at 2428 W. Erie Street.

**ACTION OF BOARD – Continued to April 19, 2024 at 2:00pm**

**THE VOTE**

**ZBA**  
**MAR 18 2024**  
CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

BRIAN SANCHEZ  
ZURICH ESPOSITO  
VAISHALI RAO  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

**APPROVED AS TO SUBSTANCE**  
  
**CHAIRMAN**



**ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905**

**APPLICANT:** Dresden Development Company, LLC **Cal. No.:** 62-24-Z  
**APPEARANCE FOR:** Andrew Scott **MINUTES OF MEETING:**  
 February 16, 2024  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 2222 N. Halsted Street

**NATURE OF REQUEST:** Application for a variation to reduce the north side setback from the required 2' to 0.21', south side setback from 2' to zero, combined side yard setback from 5' to 0.21', rear setback from 37.5' to 22.83' for a proposed fourth floor upper story addition with roof top deck and pergola. A four-story rear addition with elevator and five-story open rear egress stair with open rear decks over 4' high for the existing three story, three dwelling unit building being renovated and a new two-car garage with three enclosed bicycle spaces and accessory building roof top deck and bridge connection to an open rear deck.

**ACTION OF BOARD - VARIATION GRANTED**

**ZBA**

**MAR 18 2024**

**CITY OF CHICAGO  
 ZONING BOARD  
 OF APPEALS**

BRIAN SANCHEZ  
 ZURICH ESPOSITO  
 VAISHALI RAO  
 SAM TOIA

**THE VOTE**

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 16, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on February 1, 2024; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the north side setback to 0.21', south side setback to zero, combined side yard setback to .21', rear setback to 22.83' for a proposed fourth floor upper story addition with roof top deck and pergola. A four-story rear addition with elevator and five-story open rear egress stair with open rear decks over 4' high for the existing three story, three dwelling unit building being renovated and a new two-car garage with three enclosed bicycle spaces and accessory building roof top deck and bridge connection to an open rear deck; an additional variation was granted to the subject property in Cal. No. 63-24-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that the foresaid variation request be and it hereby is granted subject to the following condition(s):

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 3/18, 2024.

**APPROVED AS TO SUBSTANCE**  
  
**CHAIRMAN**

**ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905**

**APPLICANT:** Dresden Development Company, LLC **Cal. No.:** 63-24-Z  
**APPEARANCE FOR:** Andrew Scott **MINUTES OF MEETING:**  
February 16, 2024  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 2222 N. Halsted Street

**NATURE OF REQUEST:** Application for a variation to relocate the required 164 square feet of rear yard open space to an accessory rooftop deck for a proposed fourth floor upper story addition with roof top deck and pergola. A four-story rear addition with elevator and five-story open rear egress stair with open rear decks over 4' high for the existing three story, three dwelling unit building being renovated and a new two-car garage with three enclosed bicycle spaces and accessory building roof top deck and bridge connection to an open rear deck.

**ACTION OF BOARD - VARIATION GRANTED**

**ZBA**

**MAR 18 2024**

CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

BRIAN SANCHEZ  
ZURICH ESPOSITO  
VAISHALI RAO  
SAM TOIA

**THE VOTE**

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 16, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on February 1, 2024; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to relocate the required 164 square feet of rear yard open space to an accessory rooftop deck for a proposed fourth floor upper story addition with roof top deck and pergola. A four-story rear addition with elevator and five-story open rear egress stair with open rear decks over 4' high for the existing three story, three dwelling unit building being renovated and a new two-car garage with three enclosed bicycle spaces and accessory building roof top deck and bridge connection to an open rear deck; an additional variation was granted to the subject property in Cal. No. 62-24-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that the foresaid variation request be and it hereby is granted subject to the following condition(s):

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 3/18, 2024

**APPROVED AS TO SUBSTANCE**  
  
**CHAIRMAN**

**ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905**

**APPLICANT:** Kasper Development

**Cal. No.:** 64-24-Z

**APPEARANCE FOR:** Paul Kolpak

**MINUTES OF MEETING:**  
February 16, 2024

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 4243 N. Wolcott Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the minimum front setback along Honore Street from the required 35.82' to 2', reduce the north side setback from 2.4' to zero (south side to be zero), combined side setback from 6' to zero, reduce the unobstructed open space width required along north and south property lines from 10.66' to zero and for a proposed two-story single-family residence with detached three-car garage with roof top deck and access stair on a through lot.

**ACTION OF BOARD - VARIATION GRANTED**

**ZBA**

**THE VOTE**

**MAR 18 2024**  
**CITY OF CHICAGO**  
**ZONING BOARD**  
**OF APPEALS**

BRIAN SANCHEZ  
ZURICH ESPOSITO  
VAISHALI RAO  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 16, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on February 1, 2024; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the minimum front setback along Honore Street to 2', reduce the north side setback to zero (south side to be zero), combined side setback to zero, reduce the unobstructed open space width required along north and south property lines to zero and for a proposed two-story single-family residence with detached three-car garage with roof top deck and access stair on a through lot; Steve Martin residing at 4240 N. Wolcott entered his appearance at the public hearing, however and after speaking with the attorney and applicant withdrew his opposition; an additional variation was granted to the subject property in Cal. No. 65-24-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that the foresaid variation request be and it hereby is granted subject to the following condition(s):

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 3/18, 2024.

**APPROVED AS TO SUBSTANCE**  
*[Signature]*  
**CHAIRMAN**

**ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905**

**APPLICANT:** Kasper Development

**Cal. No.:** 65-24-Z

**APPEARANCE FOR:** Paul Kolpak

**MINUTES OF MEETING:**  
February 16, 2024

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 4243 N. Wolcott Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the front property line along N. Honore Street to prevent obstruction of the sidewalk by parked cars from the required 20' to 2' for a proposed two-story single-family residence with detached three-car garage with roof top deck and access stair on a through lot.

**ACTION OF BOARD - VARIATION GRANTED**

**THE VOTE**

**ZBA**  
  
**MAR 18 2024**  
  
CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

BRIAN SANCHEZ  
ZURICH ESPOSITO  
VAISHALI RAO  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 16, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on February 1, 2024; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the front property line along N. Honore Street to prevent obstruction of the sidewalk by parked cars to 2' for a proposed two-story single-family residence with detached three-car garage with roof top deck and access stair on a through lot; Steve Martin residing at 4240 N. Wolcott entered his appearance at the public hearing, however and after speaking with the attorney and applicant withdrew his opposition; an additional variation was granted to the subject property in Cal. No. 64-24-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that the foresaid variation request be and it hereby is granted subject to the following condition(s):

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 3/18, 2024.

APPROVED AS TO SUBSTANCE  
*VR/B.S.*  
CHAIRMAN

**ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905**

**APPLICANT:** The Dog Bar, LLC Cal. No.66-24-S  
**APPEARANCE FOR:** Daniel Rubinow  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 2457 W. Montrose Avenue

**MINUTES OF MEETING:**  
February 16, 2024

**NATURE OF REQUEST:** Application for a special use to establish a tavern with rear outdoor patio.

**ACTION OF BOARD – Continued to April 19, 2024 at 2 pm.**

**THE VOTE**

**ZBA**

**MAR 18 2024**

CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

BRIAN SANCHEZ  
ZURICH ESPOSITO  
VAISHALI RAO  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

**APPROVED AS TO SUBSTANCE**

  
**CHAIRMAN**

**ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905**

**APPLICANT:** Lynn Paulson  
**APPEARANCE FOR:** John Sugrue  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 2906 N. Major Avenue

**Cal. No.:** 67-24-Z

**MINUTES OF MEETING:**  
 February 16, 2024

**NATURE OF REQUEST:** Application for a variation to increase the floor area ratio from the maximum 0.65 to 0.68 (2,512.03 square feet total) for a proposed one-story rear addition to the existing two-story, two dwelling unit building being converted to a single-family residence.

**ACTION OF BOARD - VARIATION GRANTED**

**ZBA**  
  
**MAR 18 2024**  
  
 CITY OF CHICAGO  
 ZONING BOARD  
 OF APPEALS

BRIAN SANCHEZ  
 ZURICH ESPOSITO  
 VAISHALI RAO  
 SAM TOIA

**THE VOTE**

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 16, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on February 1, 2024; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to increase the floor area ratio to 0.68 (2,512.03 square feet total) for a proposed one-story rear addition to the existing two-story, two dwelling unit building being converted to a single-family residence; two additional variations were granted to the subject property in Cal. Nos. 68-24-Z and 69-24-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that the foresaid variation request be and it hereby is granted subject to the following condition(s):

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 3/18, 2024.

**APPROVED AS TO SUBSTANCE**  
  
**CHAIRMAN**

**ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905**

**APPLICANT:** Lynn Paulson  
**APPEARANCE FOR:** John Sugrue  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 2906 N. Major Avenue

**Cal. No.:** 68-24-Z

**MINUTES OF MEETING:**  
 February 16, 2024

**NATURE OF REQUEST:** Application for a variation to reduce the north side setback from 4' to 1.85', south side setback from 4' to 3.21', combined side yard setback from 9' to 5.06' for a proposed one-story rear addition to the existing two-story, two dwelling unit building being converted to a single-family residence.

**ACTION OF BOARD - VARIATION GRANTED**

**ZBA**

**MAR 18 2024**

**CITY OF CHICAGO  
 ZONING BOARD  
 OF APPEALS**

BRIAN SANCHEZ  
 ZURICH ESPOSITO  
 VAISHALI RAO  
 SAM TOIA

**THE VOTE**

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		


WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 16, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on February 1, 2024; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the north side setback to 1.85', south side setback 4' to 3.21', combined side yard setback to 5.06' for a proposed one-story rear addition to the existing two-story, two dwelling unit building being converted to a single-family residence; two additional variations were granted to the subject property in Cal. Nos. 67-24-Z and 69-24-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that the foresaid variation request be and it hereby is granted subject to the following condition(s):

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 3/18, 2024.

**APPROVED AS TO SUBSTANCE**  
  
**CHAIRMAN**

**ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905**

**APPLICANT:** Lynn Paulson

**Cal. No.:** 69-24-Z

**APPEARANCE FOR:** John Sugrue

**MINUTES OF MEETING:**  
February 16, 2024

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 2906 N. Major Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the rear yard open space from the required 400 square feet to zero for a proposed rear, one story addition to the existing two-story, two dwelling unit building being converted to a single-family residence.

**ACTION OF BOARD - VARIATION GRANTED**

**ZBA**

**MAR 18 2024**

CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

BRIAN SANCHEZ  
ZURICH ESPOSITO  
VAISHALI RAO  
SAM TOIA

**THE VOTE**

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

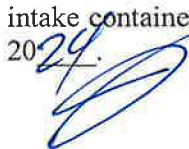
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 16, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on February 1, 2024; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the rear yard open space to zero for a proposed rear, one story addition to the existing two-story, two dwelling unit building being converted to a single-family residence; two additional variations were granted to the subject property in Cal. Nos. 67-24-Z and 68-24-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that the foresaid variation request be and it hereby is granted subject to the following condition(s):

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 3/18, 2024.



**APPROVED AS TO SUBSTANCE**



**CHAIRMAN**



**ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905**

**APPLICANT:** Knight Investments, LLC

**Cal. No.:** 70-24-Z

**APPEARANCE FOR:** Nicholas Ftikas

**MINUTES OF MEETING:**  
February 16, 2024

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 2712 W. 24<sup>th</sup> Place

**NATURE OF REQUEST:** Application for a variation to reduce the minimum lot area from the required 3,000 square feet to 2,979.12 for a proposed two-story, three-dwelling unit building.

**ACTION OF BOARD - VARIATION GRANTED**

**THE VOTE**

**ZBA**

**MAR 18 2024**

CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

BRIAN SANCHEZ  
ZURICH ESPOSITO  
VAISHALI RAO  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

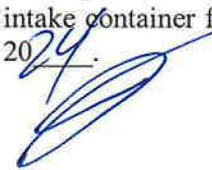
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 16, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on February 1, 2024; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the minimum lot area to 2,979.12 for a proposed two-story, three-dwelling unit building; an additional variation was granted to the subject property in Cal. No. 71-24-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that the foresaid variation request be and it hereby is granted subject to the following condition(s):

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 3/18, 2024.



**APPROVED AS TO SUBSTANCE**  
  
**CHAIRMAN**

**ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905**

**APPLICANT:** Knight Investments, LLC

**Cal. No.:** 71-24-Z

**APPEARANCE FOR:** Nicholas Ftikas

**MINUTES OF MEETING:**  
February 16, 2024

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 2712 W. 24<sup>th</sup> Place

**NATURE OF REQUEST:** Application for a variation to reduce the rear yard open space from the required 195 square feet to 193.91 square feet for a proposed two-story, three dwelling unit building.

**ACTION OF BOARD - VARIATION GRANTED**

**ZBA**

**MAR 18 2024**

CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

BRIAN SANCHEZ  
ZURICH ESPOSITO  
VAISHALI RAO  
SAM TOIA

**THE VOTE**

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

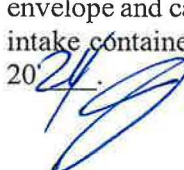
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 16, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on February 1, 2024; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the rear yard open space to 193.91 square feet for a proposed two-story, three dwelling unit building; an additional variation was granted to the subject property in Cal. No. 70-24-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that the foresaid variation request be and it hereby is granted subject to the following condition(s):

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

I, 'Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS,' certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 3/18, 2024.



**APPROVED AS TO SUBSTANCE**  
  
**CHAIRMAN**

**ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905**

**APPLICANT:** 1801 W. Grace Street  
**APPEARANCE FOR:** Nicholas Ftikas  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 1805 W. Grace Street

**Cal. No.:** 72-24-Z

**MINUTES OF MEETING:**  
 February 16, 2024

**NATURE OF REQUEST:** 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.

**ACTION OF BOARD - VARIATION GRANTED**

**ZBA**

**MAR 18 2024**

CITY OF CHICAGO  
 ZONING BOARD  
 OF APPEALS

BRIAN SANCHEZ  
 ZURICH ESPOSITO  
 VAISHALI RAO  
 SAM TOIA

**THE VOTE**

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 16, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on February 1, 2024; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the rear setback 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; three additional variations were granted to the subject property in Cal. Nos. 73-24-Z, 74-24-Z, and 75-24-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that the foresaid variation request be and it hereby is granted subject to the following condition(s):

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 3/18, 2024.

**APPROVED AS TO SUBSTANCE**  
  
**CHAIRMAN**

**ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905**

**APPLICANT:** 1801 W. Grace Street

**Cal. No.:** 73-24-Z

**APPEARANCE FOR:** Nicholas Ftikas

**MINUTES OF MEETING:**  
February 16, 2024

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 1805 W. Grace Street

**NATURE OF REQUEST:** 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.

**ACTION OF BOARD - VARIATION GRANTED**

**ZBA**

**MAR 18 2024**

CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

BRIAN SANCHEZ  
ZURICH ESPOSITO  
VAISHALI RAO  
SAM TOIA

**THE VOTE**

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		


WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 16, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on February 1, 2024; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the off-street loading space 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; three additional variations were granted to the subject property in Cal. Nos. 72-24-Z, 74-24-Z, and 75-24-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that the foresaid variation request be and it hereby is granted subject to the following condition(s):

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 3/18, 2024.

**APPROVED AS TO SUBSTANCE**  
  
**CHAIRMAN**

**ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905**

**APPLICANT:** 1801 W. Grace Street

**Cal. No.:** 74-24-Z

**APPEARANCE FOR:** Nicholas Ftikas

**MINUTES OF MEETING:**  
February 16, 2024

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 1805 W. Grace Street

**NATURE OF REQUEST:** 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.

**ACTION OF BOARD - VARIATION GRANTED**

**ZBA**

**THE VOTE**

**MAR 18 2024**

CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

BRIAN SANCHEZ  
ZURICH ESPOSITO  
VAISHALI RAO  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 16, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on February 1, 2024; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted 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; three additional variations were granted to the subject property in Cal. Nos. 72-24-Z, 73-24-Z, and 75-24-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that the foresaid variation request be and it hereby is granted subject to the following condition(s):

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 3/12

**APPROVED AS TO SUBSTANCE**  
  
**CHAIRMAN**

**ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905**

**APPLICANT:** 1801 W. Grace Street

**Cal. No.:** 75-24-Z

**APPEARANCE FOR:** Nicholas Ftikas

**MINUTES OF MEETING:**  
February 16, 2024

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 1805 W. Grace Street

**NATURE OF REQUEST:** 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.

**ACTION OF BOARD - VARIATION GRANTED**

**ZBA**

**MAR 18 2024**

CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

BRIAN SANCHEZ  
ZURICH ESPOSITO  
VAISHALI RAO  
SAM TOIA

**THE VOTE**

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 16, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on February 1, 2024; and


WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted 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; three additional variations were granted to the subject property in Cal. Nos. 72-24-Z, 73-24-Z, and 74-24-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that the foresaid variation request be and it hereby is granted subject to the following condition(s):

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 3/18, 2024.



**APPROVED AS TO SUBSTANCE**  
  
**CHAIRMAN**

**ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905**

**APPLICANT:** Sejul Donuts, Inc. d/b/a Dunkin Donuts Cal. No.76-24-S  
**APPEARANCE FOR:** Nicholas Ftikas **MINUTES OF MEETING:** February 16, 2024  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 3843 N. Cicero Avenue

**NATURE OF REQUEST:** Application for a special use to establish a drive-through lane to serve a proposed fast-food restaurant.

**ACTION OF BOARD – APPLICATION APPROVED**

**THE VOTE**

**ZBA**

**MAR 18 2024**  
 CITY OF CHICAGO  
 ZONING BOARD  
 OF APPEALS

BRIAN SANCHEZ  
 ZURICH ESPOSITO  
 VAISHALI RAO  
 SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

**THE RESOLUTION:**

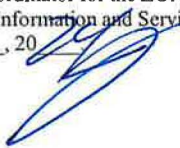
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 16, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on February 1, 2024; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a drive-through lane to serve a proposed fast-food restaurant; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony has offered that the use complies with all the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s) provided: the special use is issued solely to the applicant, Sejul Donuts, Inc. d/b/a/ Dunkin Donuts, and the development is consistent with the design and layout of the plans and drawings dated February 7, 2024, prepared by Kolbrook Design.

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 3/18, 2024



**APPROVED AS TO SUBSTANCE**  
  
**CHAIRMAN**

**ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905**

**APPLICANT:** Sejul Donuts, Inc. d/b/a Dunkin Donuts **Cal. No.77-24-Z**  
**APPEARANCE FOR:** Nicholas Ftikas **MINUTES OF MEETING:**  
**APPEARANCE AGAINST:** None February 16, 2024  
**PREMISES AFFECTED:** 3843 N. Cicero Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the interior trees from the required five to four, to allow non typ. canopy trees to be installed in fulfillment of required interior trees and to reduce partly 7' landscape along Cicero Avenue to 3'-11" and to reduce setback trees from two to one for a proposed drive through facility to serve a fast-food restaurant.

**ACTION OF BOARD – APPLICATION WITHDRAWN**

**THE VOTE**

**ZBA**  
**MAR 18 2024**  
CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

BRIAN SANCHEZ  
ZURICH ESPOSITO  
VAISHALI RAO  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

**APPROVED AS TO SUBSTANCE**  
  
**CHAIRMAN**



**ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905**

**APPLICANT:** Volunteers of America of Illinois, an Illinois not for profit corp. **Cal. No.78-24-S**

**APPEARANCE FOR:** Steven Friedland

**MINUTES OF MEETING:**  
February 16, 2024

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 5230 N. Lincoln Avenue

**NATURE OF REQUEST:** Application for a special use to convert an existing motel into a fifty-bed transitional residence with twelve general parking spaces, one agency fleet vehicle dedicated space and eight bicycle spaces.

**ACTION OF BOARD – APPLICATION APPROVED**

**ZBA**  
  
**MAR 18 2024**  
  
CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

BRIAN SANCHEZ  
ZURICH ESPOSITO  
VAISHALI RAO  
SAM TOIA

**THE VOTE**

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
	X	
X		

**THE RESOLUTION:**


WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 16, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on February 1, 2024; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to convert an existing motel into a fifty-bed transitional residence with twelve general parking spaces, one agency fleet vehicle dedicated space and eight bicycle spaces; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony has offered that the use complies with all the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s) provided: 1) the special use is issued solely to the applicant, Volunteers of America of Illinois, an Illinois not for profit corporation; 2) the development is consistent with the design and layout of the plans and drawings dated February 14, 2024, prepared by Gensler; 3) the facility is utilized exclusively as a transitional residence for persons experiencing chronic homelessness due to a combination of mental health challenges, substance use disorder, and other chronic health conditions; and 4) there are no more than 50 persons residing on-site at any time.

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 3/18, 2024

**APPROVED AS TO SUBSTANCE**  
  
**CHAIRMAN**

**ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905**

**APPLICANT:** Guidepost A, LLC **Cal. No.:** 79-24-Z  
**APPEARANCE FOR:** Timothy Barton **MINUTES OF MEETING:**  
February 16, 2024  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 6701-09 N. Northwest Highway

**NATURE OF REQUEST:** Application for a variation to reduce the number of off-street parking spaces for a transit serve location from four parking spaces to zero for the establishment of a day care center in an existing two-story building that is located within 2,640' of a CTA rail station.

**ACTION OF BOARD - VARIATION GRANTED**

**ZBA**  
  
**MAR 18 2024**  
  
 CITY OF CHICAGO  
 ZONING BOARD  
 OF APPEALS

BRIAN SANCHEZ  
 ZURICH ESPOSITO  
 VAISHALI RAO  
 SAM TOIA

**THE VOTE**

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 16, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on February 1, 2024; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the number of off-street parking spaces for a transit serve location to zero for the establishment of a day care center in an existing two-story building that is located within 2,640' of a CTA rail station; an additional variation was granted to the subject property in Cal. No. 80-24-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that the foresaid variation request be and it hereby is granted subject to the following condition(s):

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 3/18, 2024.

**APPROVED AS TO SUBSTANCE**  
  
**CHAIRMAN**

**ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905**

**APPLICANT:** Guidepost A, LLC **Cal. No.:** 80-24-Z  
**APPEARANCE FOR:** Timothy Barton **MINUTES OF MEETING:**  
February 16, 2024  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 6701-09 N. Northwest Highway

**NATURE OF REQUEST:** Application for a variation to reduce the number of off-street loading spaces from seven to six for the establishment of a day care in an existing two-story building.

**ACTION OF BOARD - VARIATION GRANTED**

**THE VOTE**

**ZBA**  
  
**MAR 18 2024**  
  
 CITY OF CHICAGO  
 ZONING BOARD  
 OF APPEALS

BRIAN SANCHEZ  
 ZURICH ESPOSITO  
 VAISHALI RAO  
 SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

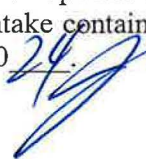
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 16, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on February 1, 2024; and

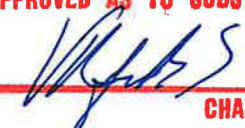
WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the number of off-street loading spaces to six for the establishment of a day care in an existing two-story building; an additional variation was granted to the subject property in Cal. No. 79-24-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that the foresaid variation request be and it hereby is granted subject to the following condition(s):

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

I, Janiné Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 3/18, 2024.



**APPROVED AS TO SUBSTANCE**  
  
**CHAIRMAN**

**ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905**

**APPLICANT:** Kenneth Donner **Cal. No.:** 325-23-Z

**APPEARANCE FOR:** Same as Applicant **MINUTES OF MEETING:**  
February 16, 2024

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 7645 S. St. Lawrence Avenue

**NATURE OF REQUEST:** 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.

**ACTION OF BOARD – Continued to May 17, 2024 at 2:00pm**

**ZBA**

**MAR 18 2024**

CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

BRIAN SANCHEZ  
ZURICH ESPOSITO  
VAISHALI RAO  
SAM TOIA

**THE VOTE**

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

**APPROVED AS TO SUBSTANCE**  
  
**CHAIRMAN**

**ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905**

**APPLICANT:** He IZ King, Inc. Db a Nom Cuts Barber and Beauty Salon Cal. No.438-23-S

**APPEARANCE FOR:** Same as Applicant

**MINUTES OF MEETING:**  
February 16, 2024

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 242 E. 35<sup>th</sup> Street

**NATURE OF REQUEST:** Application for a special use to establish a barber shop.

**ACTION OF BOARD – APPLICATION APPROVED**

**THE VOTE**

**ZBA**

**MAR 18 2024**

CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

BRIAN SANCHEZ  
ZURICH ESPOSITO  
VAISHALI RAO  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 16, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on November 30, 2023; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a barber shop; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony has offered that the use complies with all the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s) provided:

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 3/18, 2024

**APPROVED AS TO SUBSTANCE**  
  
**CHAIRMAN**

**ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905**

**APPLICANT:** Murphy's Lounge 2017 dba Blaq's Cal. No.439-23-S

**APPEARANCE FOR:** Harlen Powell **MINUTES OF MEETING:**  
February 16, 2024

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 7628 S. Cottage Grove Avenue

**NATURE OF REQUEST:** Application for a special use to establish an outdoor patio to serve an existing tavern.

**ACTION OF BOARD – Continued to April 19, 2024 at 2:00pm.**

**THE VOTE**

**ZBA**

**MAR 18 2024**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ  
ZURICH ESPOSITO  
VAISHALI RAO  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

**APPROVED AS TO SUBSTANCE**  
  
**CHAIRMAN**

**ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905**

**APPLICANT:** Maricela Guzman Cal. No.441-23-S  
**APPEARANCE FOR:** Same as Applicant **MINUTES OF MEETING:**  
**APPEARANCE AGAINST:** None February 16, 2024  
**PREMISES AFFECTED:** 2008 W. 18<sup>th</sup> Street

**NATURE OF REQUEST:** Application for a special use to establish residential use below the second floor to convert the existing unfinished first story into habitable space for the existing two-story, single-family residence.

**ACTION OF BOARD – APPLICATION APPROVED**

**THE VOTE**

**ZBA**

**MAR 18 2024**

CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

BRIAN SANCHEZ  
ZURICH ESPOSITO  
VAISHALI RAO  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

**THE RESOLUTION:**

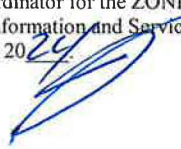
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 16, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on November 30, 2023; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish residential use below the second floor to convert the existing unfinished first story into habitable space for the existing two-story, single-family residence; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony has offered that the use complies with all the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s) provided: the development is consistent with the design and layout of the plans and drawings dated December 12, 2022, prepared by 606 Design + Construction.

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 3/18, 2024



**APPROVED AS TO SUBSTANCE**  
  
**CHAIRMAN**

**ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905**

**APPLICANT:** Furry Paws Chicago, Inc. Cal. No.446-23-S  
**APPEARANCE FOR:** Ximena Castro **MINUTES OF MEETING:**  
**APPEARANCE AGAINST:** None February 16, 2024  
**PREMISES AFFECTED:** 4225-29 W. Madison Street

**NATURE OF REQUEST:** Application for a special use to establish a proposed three-story, eight-unit mixed use building with first floor boarding kennel and grooming and five parking spaces located at the rear.

**ACTION OF BOARD – APPLICATION WITHDRAWN**

**THE VOTE**

**ZBA**

**MAR 18 2024**  
CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

BRIAN SANCHEZ  
ZURICH ESPOSITO  
VAISHALI RAO  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

**APPROVED AS TO SUBSTANCE**  
  
**CHAIRMAN**



**ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905**

**APPLICANT:** Consignment Lounge, LLC Cal. No.450-23-S  
**APPEARANCE FOR:** Frederick Agustin **MINUTES OF MEETING:**  
February 16, 2024  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 3520 W. Diversey Avenue

**NATURE OF REQUEST:** Application for a special use to allow the expansion of an existing special use with a proposed roof cover outdoor patio to serve an existing tavern use on the ground floor of an existing two-story building.

**ACTION OF BOARD – APPLICATION APPROVED**

**ZBA**

**THE VOTE**

**MAR 18 2024**  
  
CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

BRIAN SANCHEZ  
ZURICH ESPOSITO  
VAISHALI RAO  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

**THE RESOLUTION:**

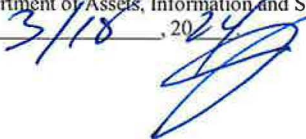
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 16, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on November 30, 2023; and


WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to allow the expansion of an existing special use with a proposed roof cover outdoor patio to serve an existing tavern use on the ground floor of an existing two-story building; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony has offered that the use complies with all the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s) provided: the special use is issued solely to the applicant, Consignment Lounge, LLC, and the development is consistent with the design and layout of the plans and drawings dated December 15, 2023, prepared by Silvestro Design Operations.

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 3/18, 2024



**APPROVED AS TO SUBSTANCE**  
  
**CHAIRMAN**

**ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905**

**APPLICANT:** McDonald's Corporation Cal. No.453-23-S

**APPEARANCE FOR:** Lenny Asaro **MINUTES OF MEETING:**  
February 16, 2024

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 3229-45 W. North Avenue

**NATURE OF REQUEST:** Application for a special use to establish a dual lane drive-through facility for an existing fast-food restaurant.

**ACTION OF BOARD – Continued to March 15, 2024 at 2:00pm**

**ZBA**

**MAR 18 2024**

CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

BRIAN SANCHEZ  
ZURICH ESPOSITO  
VAISHALI RAO  
SAM TOIA

**THE VOTE**

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

**APPROVED AS TO SUBSTANCE**  
  
**CHAIRMAN**

**ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905**

**APPLICANT:** McDonald's Corporation Cal. No.454-23-S

**APPEARANCE FOR:** Lenny Asaro **MINUTES OF MEETING:** February 16, 2024

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 2307-17 N. Cicero Avenue

**NATURE OF REQUEST:** Application for a special use to establish a dual lane drive-through to serve an existing fast-food restaurant.

**ACTION OF BOARD – Continued to March 15, 2024 at 2:00pm**

**ZBA**

**THE VOTE**

**MAR 18 2024**

CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

BRIAN SANCHEZ  
ZURICH ESPOSITO  
VAISHALI RAO  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

**APPROVED AS TO SUBSTANCE**  
  
**CHAIRMAN**

**ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905**

**APPLICANT:** Shaan Howard, LLC

Cal. No.460-23-S

**APPEARANCE FOR:** Nicholas Ftikas

**MINUTES OF MEETING:**

February 16, 2024

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 2321 W. Howard Street

**NATURE OF REQUEST:** Application for a special use to establish a single lane drive-through facility to serve a proposed fast-food restaurant.

**ACTION OF BOARD – Continued to April 19, 2024 at 2:00pm**

**THE VOTE**

**ZBA**

**MAR 18 2024**

CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

BRIAN SANCHEZ  
ZURICH ESPOSITO  
VAISHALI RAO  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

**APPROVED AS TO SUBSTANCE**

  
**CHAIRMAN**

**ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905**

**APPLICANT:** Shaan Howard, LLC Cal. No.461-23-Z  
**APPEARANCE FOR:** Nicholas Ftikas **MINUTES OF MEETING:**  
**APPEARANCE AGAINST:** None February 16, 2024  
**PREMISES AFFECTED:** 2321 W. Howard Street

**NATURE OF REQUEST:** Application for a variation to reduce the perimeter landscape setback from the required 7' to zero along Claremont Avenue for a proposed fast-food restaurant.

**ACTION OF BOARD – Continued to April 19, 2024 at 2:00pm**

**ZBA**

**THE VOTE**

MAR 18 2024  
CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

BRIAN SANCHEZ  
ZURICH ESPOSITO  
VAISHALI RAO  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

**APPROVED AS TO SUBSTANCE**  
  
**CHAIRMAN**

**ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905**

**APPLICANT:** GLI Management and Consulting, LLC Series 7931 Eberhart

**Cal. No.:** 468-23-Z

**APPEARANCE FOR:** Alfred Quijano

**MINUTES OF MEETING:**  
February 16, 2024

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 7931 S. Eberhart Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the minimum lot area from the required 4,000 square feet to 3,728.4 square feet for the conversion of an existing three-story, three dwelling unit building to a four dwelling unit building.

**ACTION OF BOARD - VARIATION GRANTED**

**ZBA**

**THE VOTE**

**MAR 18 2024**

CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

BRIAN SANCHEZ  
ZURICH ESPOSITO  
VAISHALI RAO  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 16, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on November 30, 2023; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the minimum lot area to 3,728.4 square feet for the conversion of an existing three-story, three dwelling unit building to a four dwelling unit building; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that the foresaid variation request be and it hereby is granted subject to the following condition(s):

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 3/18, 2024.

**APPROVED AS TO SUBSTANCE**  
*[Signature]*  
**CHAIRMAN**

**ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905**

**APPLICANT:** Big City Ventures Infuser, LLC dba Smokiez Edibles Cal. No.41-24-S

**APPEARANCE FOR:** Nicholas Ftikas

**MINUTES OF MEETING:**  
February 16, 2024

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 3300 W. Franklin Boulevard

**NATURE OF REQUEST:** Application for a special use to establish a cannabis infuser facility.

**ACTION OF BOARD – APPLICATION APPROVED**

**ZBA**

**THE VOTE**

MAR 18 2024

CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

BRIAN SANCHEZ  
ZURICH ESPOSITO  
VAISHALI RAO  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

**THE RESOLUTION:**

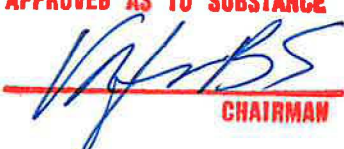
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 16, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on January 4, 2024; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a cannabis infuser facility; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony has offered that the use complies with all the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s) provided: (1) the special use is issued solely to the applicant, Big City Ventures Infuser, LLC dba Smokiez Edibles; (2) no retail sales, samples, or physical product displays or stock are allowed at this facility; (3) no cannabis growing or production are allowed at this facility; (4) the development is consistent with the design and layout of the plans and drawings dated January 19, 2024, prepared by Main Architecture, and the Smokiez Odor Mitigation Plan, dated February 1, 2024, prepared by Building Engineering Systems; (5) details and final design for the odor control system and components, including but not limited to: the size, type, and location of equipment, filters, roof top mechanical units and exterior system exhaust, etc. and details on the design and location of the airlocks, system layout, etc. are prepared by a qualified engineer and reviewed and approved by Chicago Department of Public Health (CDPH) prior to issuance of any building permits; and (6) a fully detailed written Final Odor Control Plan, detailing the proposed operations, maintenance schedule and proposed remedies to address any system failures as well as any additional details requested by CDPH, prepared by a qualified engineer, is submitted for review and approval by CDPH, prior to issuance of any building permits.

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 3/18, 2024

**APPROVED AS TO SUBSTANCE**  
  
**CHAIRMAN**