

**CITY OF CHICAGO ZONING BOARD OF APPEALS**  
**FRIDAY- September 20, 2024**  
**121 N. LaSalle, Second Floor, City Council Chambers**

Approval of the minutes from the August 16, 2024, regular meeting of the Zoning Board of Appeals.

Approval of the agenda for the September 20, 2024, regular meeting of the Zoning Board of Appeals.

**9:00 A.M.**

**A.M. CONTINUANCE**

<b>85-24-A</b>	<b>ZONING DISTRICT: RS-3</b>	<b>WARD: 32</b>
<b>APPLICANT:</b>	Leah Moskoff	
<b>OWNER:</b>	Cullen J. Davis	
<b>PREMISES AFFECTED:</b>	2133-35 W. Charleston Street	
<b>SUBJECT:</b>	Application for an objector's appeal from the decision of the office of the Zoning Administrator in granting an administrative adjustment to the property at 2133-35 W. Charleston Street.	

**REGULAR CALL**

<b>363-24-Z</b>	<b>ZONING DISTRICT: RS-2</b>	<b>WARD: 41</b>
<b>APPLICANT:</b>	Brett and Wanda Evangelista	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	5142 N. Rutherford Avenue	
<b>SUBJECT:</b>	Application for a variation to reduce the front setback from the required 22.98' to 16.28', combined side yard setback from 9' to 8.63' (north side setback to be 4.63' and south to be 4'), rear setback from 34.65' to 0.68' for a proposed one-story front addition, one-story, rear addition with roof top deck to the existing two-story single-family residence and new detached two car garage with 6' projecting roof on the east elevation accessed by a public alley.	

<b>364-24-S</b>	<b>ZONING DISTRICT: DX-16</b>	<b>WARD: 34</b>
<b>APPLICANT:</b>	ABM Industry Groups, LLC	
<b>OWNER:</b>	550 West Jackson Owner, LLC	
<b>PREMISES AFFECTED:</b>	550 W. Jackson Boulevard	
<b>SUBJECT:</b>	Application for a special use to establish a non-accessory parking garage with sixty parking stalls.	

<b>365-24-S</b>	<b>ZONING DISTRICT: B1-5</b>	<b>WARD: 16</b>
<b>APPLICANT:</b>	Toan Ba Le	
<b>OWNER:</b>	Sanjeev Khatau dba Raina 63rd Halsted, LLC	
<b>PREMISES AFFECTED:</b>	6237 S. Union Avenue, Suite D & E	
<b>SUBJECT:</b>	Application for a special use to establish a nail salon.	

<b>366-24-S</b>	<b>ZONING DISTRICT: B3-2</b>	<b>WARD: 32</b>
<b>APPLICANT:</b>	Candice Macis dba Salon Aster, LLC	
<b>OWNER:</b>	Volo Holdings, LLC- 2252 North Series	
<b>PREMISES AFFECTED:</b>	2252 W. North Avenue	
<b>SUBJECT:</b>	Application for a special use to establish a hair salon.	
<b>367-24-Z</b>	<b>ZONING DISTRICT: RT-4</b>	<b>WARD: 1</b>
<b>APPLICANT:</b>	Megan Grant	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	859 N. Wood Street	
<b>SUBJECT:</b>	Application for a variation to reduce the rear setback from the required 39' to 19.22' to legalize an access bridge to an existing garage rooftop deck.	
<b>368-24-Z</b>	<b>ZONING DISTRICT: RM-5</b>	<b>WARD: 43</b>
<b>APPLICANT:</b>	Dena Oaklander and Travis Meyer	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	1936 N. Sedgwick Street	
<b>SUBJECT:</b>	Application for a variation to reduce the north and south side setback from 2' to 0.35' and 1.74' and the combined setback from 4.08' to 2.09' for a proposed two-story rear addition and lower-level addition to connect the rear and principal building resulting in a two-story single-family residence.	
<b>369-24-Z</b>	<b>ZONING DISTRICT: RM-5</b>	<b>WARD: 43</b>
<b>APPLICANT:</b>	Dena Oaklander & Travis Meyer	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	1936 N. Sedgwick Street	
<b>SUBJECT:</b>	Application for a variation to reduce the minimum required diameter of 10' and 155 square feet of rear yard open space to zero square feet for a proposed rear two-story addition and lower-level addition to connect rear and principal buildings in a two-story, single-family residence.	
<b>370-24-S</b>	<b>ZONING DISTRICT: B3-2</b>	<b>WARD: 47</b>
<b>APPLICANT:</b>	Tulga Batsukh	
<b>OWNER:</b>	DLP 1818 Montrose Building, LLC	
<b>PREMISES AFFECTED:</b>	1824 W. Montrose Avenue	
<b>SUBJECT:</b>	Application for a special use to establish a nail salon.	
<b>371-24-Z</b>	<b>ZONING DISTRICT: RS-3</b>	<b>WARD: 35</b>
<b>APPLICANT:</b>	Silvia Espinoza	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	2922 N. Rockwell Street	
<b>SUBJECT:</b>	Application for a variation to reduce the front setback from the required 14.19' to 9.45' for a proposed two-story front porch to an existing two-story, two dwelling unit building with interior alterations and two-story rear addition.	



















