

**CITY OF CHICAGO ZONING BOARD OF APPEALS**

**FRIDAY- September 20, 2024**

**121 N. LaSalle, 2nd Floor, City Council Chambers**

**THIS MEETING OF THE ZONING BOARD OF APPEALS IS AN IN-PERSON MEETING. THERE WILL BE NO REMOTE PARTICIPATION. ANYONE WISHING TO PARTICIPATE IN THE MEETING MUST BE PHYSICALLY PRESENT AT 121 N. LASALLE STREET, 11<sup>th</sup> Floor, Room 1103.**

**PHYSICALLY PRESENT FOR ALL OR SOME PORTIONS**

**Brian Sanchez, Chairman**

**Angela Brooks**

**Helen Shiller**

**Adrian Soto**

**Swathi Staley**

**Chairman Sanchez called the meeting to order at 9:19 AM. Chairman Sanchez undertook a roll call vote to establish the presence of a quorum. The hearings commenced with five members present (Chairman, Brooks, Shiller, Soto, and Staley).**

**Motion to approve the minutes for the August 16, 2024 regular meeting of the Zoning Board of Appeals (“Board”) made by Chairman. Second by Brooks. Motion carried 5-0; yeas – Chairman, Brooks, Shiller, Soto, and Staley.**

**Motion to approve the agenda for the September 20, 2024 regular meeting of the Board made by Chairman. Second by Brooks. Motion carried 5-0; yeas – Chairman, Brooks, Shiller, Soto, and Staley.**

**9:00 A.M.**

**A.M. CONTINUANCE**

**85-24-A**

**APPLICANT:**

**OWNER:**

**PREMISES AFFECTED:**

**SUBJECT:**

**ZONING DISTRICT: RS-3**

**WARD: 32**

Leah Moskoff

Cullen J. Davis

2133-35 W. Charleston Street

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.

**Motion to affirm the Zoning Administrator decision made by Chairman. Second by Brooks. Motion to affirm the decision of the Zoning Administrator carried 5-0; yeas – Chairman, Brooks, Shiller, Soto, and Staley.**

**At 10:15 AM, Chairman made a motion to recess until 10:20 AM. Second by Brooks. Motion carried 5-0; yeas – Chairman, Brooks, Shiller, Soto, and Staley. The Board then stood in recess until 10:20 AM.**









required 216 square feet to zero for a proposed rear three-story addition with rear raised decks to an existing three-story, three dwelling unit building to be converted to a six-dwelling unit building. This is a transit served location within 2,640' of a CTA rail station.

**Motion to approve made by Chairman. Second by Brooks.  
Motion carried 5-0; yeas – Chairman, Brooks, Shiller, Soto,  
and Staley.**

**380-24-Z**

**APPLICANT:**

**OWNER:**

**PREMISES AFFECTED:**

**SUBJECT:**

**ZONING DISTRICT: RS-3 / RT-4      WARD: 9**

A. Philip Randolph Pullman Porter Museum Inc.

Chicago Title and Trust 1100219 dated 1/18/95 applicant

10406-08 S. Maryland Avenue

Application for a variation to increase the floor area ratio from 0.90 to 1.16 for a proposed three-story rear addition for a three-story cultural exhibit building in a residential district.

**Motion to approve made by Chairman. Second by Brooks.  
Motion carried 5-0; yeas – Chairman, Brooks, Shiller, Soto,  
and Staley.**

**381-24-Z**

**APPLICANT:**

**OWNER:**

**PREMISES AFFECTED:**

**SUBJECT:**

**ZONING DISTRICT: RS-3 / RT-4      WARD: 9**

National A. Philip Randolph Pullman Porter Museum

Chicago Title Trust 1100219 dated 1/18/95 and applicant

10406-08 S. Maryland Avenue

Application for a variation to reduce the minimum required rear setback from 35.7' to 29.25', the south side setback from 16.79' to 0.75' (the north side yard to be 11.13') for a total combined side setback from 33.58' to 11.88', for a proposed three-story rear addition for three-story cultural exhibit building in a residential district.

**Motion to approve made by Chairman. Second by Brooks.  
Motion carried 5-0; yeas – Chairman, Brooks, Shiller, Soto,  
and Staley.**

**382-24-S**

**APPLICANT:**

**OWNER:**

**PREMISES AFFECTED:**

**SUBJECT:**

**ZONING DISTRICT: RM-5                      WARD: 26**

Catholic Charities of the Archdiocese of Chicago

Cortland Manor, LLC

1900 N. Karlov Avenue

Application for a special use to convert a former three-story, twenty-two senior housing apartment building to shelter for a adults and their children (minors, up to 15 years old).

**Motion to approve made by Chairman. Second by Brooks.  
Motion carried 5-0; yeas – Chairman, Brooks, Shiller, Soto,  
and Staley.**

**383-24-Z**

**APPLICANT:**

**OWNER:**

**PREMISES AFFECTED:**

**SUBJECT:**

**ZONING DISTRICT: RM-5                      WARD: 26**

Catholic Charities of the Archdiocese of Chicago

Cortland Manor, LLC

1900 N. Karlov Avenue

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



















