

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

APPLICANT: Leah Moskoff

Cal. No.: 85-24-A

APPEARANCE FOR: Amy Kurson

MINUTES OF MEETING:
May 17, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2133-35 W. Charleston St.

NATURE OF REQUEST: 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.

ACTION OF BOARD – Continued to September 20, 2024 at 9:00am

THE VOTE

ZBA

JUN 24 2024

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ANGELA BROOKS
ZURICH ESPOSITO

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: G.P. Green House, LLC

Cal. No.: 129-24-A

APPEARANCE FOR: Nicholas Ftikas

MINUTES OF MEETING:
May 17, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 620 N. Fairbanks Ct.

NATURE OF REQUEST: Application for an appeal from decision of the office of the Zoning Administrator in revoking a denial to apply for a special use for an adult use cannabis dispensary. The office of the Zoning Administrator has determined there is a school within 500' of the subject site.

ACTION OF BOARD – Continued to August 16 2024 at 9:00am

ZBA

JUN 24 2024

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ANGELA BROOKS
ZURICH ESPOSITO

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Legacy Barber Studio, Inc. Cal. No.181-24-S

APPEARANCE FOR: Same as Applicant **MINUTES OF MEETING:**

May 17, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 5181 S. Archer Avenue

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

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

ZBA

JUN 24 2024

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ANGELA BROOKS
ZURICH ESPOSITO

AFFIRMATIVE	NEGATIVE	ABSENT
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 May 17, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on May 2, 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 6/24/24.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Rad Hair Chicago, LLC Rachel Dennis Manager

Cal. No.182-24-S

APPEARANCE FOR: Same as Applicant

MINUTES OF MEETING:

May 17, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 5820 N. Broadway

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

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

ZBA

JUN 24 2024

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ANGELA BROOKS
ZURICH ESPOSITO

AFFIRMATIVE	NEGATIVE	ABSENT
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 May 17, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on May 2, 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 6/24 2024.

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Tay Vo dba Western Nail Bar Cal. No.183-24-S
APPEARANCE FOR: Same as Applicant **MINUTES OF MEETING:** May 17, 2024
APPEARANCE AGAINST: None
PREMISES AFFECTED: 7574 N. Western Avenue

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

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

ZBA

JUN 24 2024

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANGELA BROOKS
ZURICH ESPOSITO

AFFIRMATIVE	NEGATIVE	ABSENT
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 May 17, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on May 2, 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:

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 6/24.



APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Daleena Tran dba Glamour Nails Cal. No.184-24-S
APPEARANCE FOR: Same as Applicant **MINUTES OF MEETING:** May 17, 2024
APPEARANCE AGAINST: None
PREMISES AFFECTED: 6234 N. Broadway

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

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

ZBA

JUN 24 2024

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANGELA BROOKS
ZURICH ESPOSITO

AFFIRMATIVE	NEGATIVE	ABSENT
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 May 17, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on May 2, 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:

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 6/24 2024.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Adolfo Vega dba A V Beauty Salon Cal. No.185-24-S
APPEARANCE FOR: Same as Applicant **MINUTES OF MEETING:**
APPEARANCE AGAINST: None May 17, 2024
PREMISES AFFECTED: 3352 W. 63rd St.

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

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

ZBA

JUN 24 2024

CITY OF CHICAGO
 ZONING BOARD
 OF APPEALS

BRIAN SANCHEZ
 ANGELA BROOKS
 ZURICH ESPOSITO

AFFIRMATIVE	NEGATIVE	ABSENT
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 May 17, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on May 2, 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 and 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 6/24 2024.

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: JT Pawn, LLC

Cal. No.: 186-24-Z

APPEARANCE FOR: Same as Applicant

MINUTES OF MEETING:
May 17, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 5546 N. Milwaukee Avenue

NATURE OF REQUEST: Application for a variation to establish a public place of amusement license to provide car race simulators/ arcade gaming including four rigs, no entrance fee within 125' of a residential zoning district.

ACTION OF BOARD - VARIATION GRANTED

ZBA

THE VOTE

JUN 24 2024

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ANGELA BROOKS
ZURICH ESPOSITO

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 17, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on May 2, 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 establish a public place of amusement license to provide car race simulators/ arcade gaming including four rigs, no entrance fee within 125' of a residential zoning district; 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 aforesaid variation request be and it hereby is approved and the Zoning Administrator is authorized to permit said variation 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 6/24, 2024

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Chicago Transit Authority Cal. No.187-24-S

APPEARANCE FOR: Bridget O’Keefe / Janet Stengle **MINUTES OF MEETING:**

APPEARANCE AGAINST: None May 17, 2024

PREMISES AFFECTED: 351 N. Austin Boulevard

NATURE OF REQUEST: Application for a special use to expand the existing transit station building/ platform.

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

ZBA

JUN 24 2024

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANGELA BROOKS
ZURICH ESPOSITO

AFFIRMATIVE	NEGATIVE	ABSENT
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 May 17, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on May 2, 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 expand the existing transit station building/ platform; 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, Chicago Transit Authority, and the development is consistent with the design and layout of the Site Dimensional Plan Exhibit, dated August 1, 2022, Overall Plans — Phase 1 through 4, Building Elevations Phase 1 through 4, and Enlarged Floor Plan — Austin Stationhouse — Phase I and 3, and the Enlarged Floor Plan — Mason Exit _ Phase I, dated November 16, 2022, all prepared by Epstein and Sons International, Inc.; the Landscape Plan, dated April 18, 2023, and Planter Planting Plan, Site Details, and Tree Planting Details, dated November 16, 2022, prepared by Chen Site Design Studio, LLC.

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 6/24/24

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Raven Ink Tattoo, LLC Cal. No.188-24-S
APPEARANCE FOR: Paul Kolpak **MINUTES OF MEETING:**
APPEARANCE AGAINST: None May 17, 2024
PREMISES AFFECTED: 6251 W. Belmont Ave.

NATURE OF REQUEST: Application for a special use to establish a body art service (tattoo parlor).

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

ZBA

JUN 24 2024

**CITY OF CHICAGO
 ZONING BOARD
 OF APPEALS**

BRIAN SANCHEZ
 ANGELA BROOKS
 ZURICH ESPOSITO

AFFIRMATIVE	NEGATIVE	ABSENT
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 May 17, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on May 2, 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 body art service (tattoo parlor); 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, Raven Ink Tattoo, LLC., and the development is consistent with the design and layout of the parking layout, dated May 8, 2024, prepared by Paul Kolpak, and the floor plan, prepared by Raven Ink Tattoo, dated January 1 8, 2024 (per Paul Kolpak, attorney for the applicant).

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 6/24 2024.



APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Vision Quest, LLC Cal. No.189-24-S

APPEARANCE FOR: Chris Leach **MINUTES OF MEETING:**

APPEARANCE AGAINST: None May 17, 2024

PREMISES AFFECTED: 1750 N. Kingsbury Street

NATURE OF REQUEST: Application for a special use to establish a sports and recreation participant facility (physical fitness center) on the first floor of an existing two-story commercial building.

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

ZBA

JUN 24 2024

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ANGELA BROOKS
ZURICH ESPOSITO

AFFIRMATIVE	NEGATIVE	ABSENT
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 May 17, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on May 2, 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 sports and recreation participant facility (physical fitness center) on the first floor of an existing two-story commercial 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, Vision Quest, LLC., and the development is consistent with the design and layout of the plans and drawings dated May 3, 2024, prepared by Marts & Valentin Architects, LLC.

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

I, Jimine 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 6/24/24.

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: White Castle System Inc. Cal. No.190-24-S
APPEARANCE FOR: Andrew Scott **MINUTES OF MEETING:**
APPEARANCE AGAINST: None May 17, 2024
PREMISES AFFECTED: 1400 W. 79th Street

NATURE OF REQUEST: Application for a special use to establish a dual lane drive-through to serve an existing one-story fast-food restaurant being renovated with seventeen accessory unenclosed off-street accessory parking spaces on-site.

ACTION OF BOARD – APPLICATION APPROVED

ZBA

THE VOTE

JUN 24 2024

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANGELA BROOKS
ZURICH ESPOSITO

AFFIRMATIVE	NEGATIVE	ABSENT
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 May 17, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on May 2, 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 dual lane drive-through to serve an existing one-story fast-food restaurant being renovated with seventeen accessory unenclosed off-street accessory parking spaces on-site; a variation was also granted with conditions to the subject property in Cal. No. 191-24-Z; 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 May 17, 2024, prepared by Luis A. Martinez Architect.

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 6/24/24.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: White Castle System, Inc.

Cal. No.: 191-24-Z

APPEARANCE FOR: Andrew Scott

MINUTES OF MEETING:
May 17, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1400 W. 79th Street

NATURE OF REQUEST: Application for a variation to eliminate the 7' setback (with trees and shrubs) along W. 79th Street and along Loomis Boulevard and to allow 4' high ornamental metal fence to be installed at the property line (along 79th Street and S. Loomis Boulevard) for the existing restaurant.

ACTION OF BOARD - VARIATION GRANTED

ZBA

THE VOTE

JUN 24 2024

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ANGELA BROOKS
ZURICH ESPOSITO

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 17, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on May 2, 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 eliminate the 7' setback (with trees and shrubs) along W. 79th Street and along Loomis Boulevard and to allow 4' high ornamental metal fence to be installed at the property line (along 79th Street and S. Loomis Boulevard) for the existing restaurant; a special use was also approved with conditions in Cal. No. 190-24-S; 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 aforesaid variation 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 May 17, 2024, prepared by Luis A. Martinez Architect.

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 6/24/24 2024.

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Maria Colores Montes and Rodrigo Montes

Cal. No.: 192-24-Z

APPEARANCE FOR: Thomas Moore

MINUTES OF MEETING:

May 17, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 6331 W. Waveland Avenue

NATURE OF REQUEST: Application for a variation to reduce the front setback from the required 9.89' to 7.53', reduce the east side from 4' to 1.68' (west to be 5.08') combined side yard setback from 9.9' to 6.76', rear setback from 34.79' to 3.57' for a proposed one-story front porch, one-story rear open deck with an above ground pool and rear one car carport and two car garage per the as built conditions to serve the existing single family residence.

ACTION OF BOARD - VARIATION GRANTED

ZBA

THE VOTE

JUN 24 2024

BRIAN SANCHEZ

ANGELA BROOKS

ZURICH ESPOSITO

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 17, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on May 2, 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 setback to 7.53', reduce the east side to 1.68' (west to be 5.08') combined side yard setback to 6.76', rear setback to 3.57' for a proposed one-story front porch, one-story rear open deck with an above ground pool and rear one car carport and two car garage per the as built conditions to serve the existing single family residence; an additional variation was granted to the subject property in Cal. No. 193-24-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 aforesaid variation 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 6/24/24, 2024.

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Maria Colores Montes and Rodrigo Montes

Cal. No.: 193-24-Z

APPEARANCE FOR: Thomas Moore

MINUTES OF MEETING:

May 17, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 6331 W. Waveland 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 one-story rear open deck with an above ground pool and rear one-car carport and two car garage per the as built conditions to serve the existing single-family residence.

ACTION OF BOARD - VARIATION GRANTED

ZBA

THE VOTE

JUN 24 2024

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ

ANGELA BROOKS

ZURICH ESPOSITO

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 17, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on May 2, 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 one-story rear open deck with an above ground pool and rear one-car carport and two car garage per the as built conditions to serve the existing single-family residence; an additional variation was granted to the subject property in Cal. No. 192-24-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 aforesaid variation 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 6/24, 2024

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: ABI Invest II, LLC

Cal. No.: 194-24-Z

APPEARANCE FOR: Thomas Moore

MINUTES OF MEETING:
May 17, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1915 W. Balmoral Avenue

NATURE OF REQUEST: Application for a variation to reduce the front setback from the required 25.78' to 12.98', the combined side yard setback to zero to allow for the division of a lot. The existing two-story single-family residence shall remain at 1915 Balmoral. The newly created lot shall be vacant.

ACTION OF BOARD - VARIATION WITHDRAWN

ZBA

JUN 24 2024

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ANGELA BROOKS
ZURICH ESPOSITO

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Alvin Ball Jr. and Brigitte Brantley-Ball

Cal. No.: 195-24-Z

APPEARANCE FOR: Thomas Moore

MINUTES OF MEETING:
May 17, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 9123 S. Racine Avenue

NATURE OF REQUEST: Application for a variation to reduce the north side setback from the required 4' to 2.33' (south side setback to be 4.12') combined side yard setback from 9' to 6.45' for the as-built second story addition and an as built and an as built second story addition on the existing one-story, single-family residence with attic and basement.

ACTION OF BOARD - VARIATION GRANTED

ZBA

THE VOTE

JUN 24 2024

BRIAN SANCHEZ

ANGELA BROOKS

ZURICH ESPOSITO

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 17, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on May 2, 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 2.33' (south side setback to be 4.12') combined side yard setback to 6.45' for the as-built second story addition and an as built and an as built second story addition on the existing one-story, single-family residence with attic and basement; 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 aforesaid variation 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 6/24/24, 2024

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: DJM EG JV 1, LLC Cal. No.196-24-S

APPEARANCE FOR: Nicholas Ftikas **MINUTES OF MEETING:**

May 17, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3718 W. Belmont Avenue

NATURE OF REQUEST: Application for a special use to expand an existing residential use below the second floor of an existing multi-unit residential building.

ACTION OF BOARD – APPLICATION APPROVED

ZBA

JUN 24 2024

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

BRIAN SANCHEZ
ANGELA BROOKS
ZURICH ESPOSITO

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 17, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on May 2, 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 expand an existing residential use below the second floor of an existing multi-unit residential 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 development is consistent with the design and layout of the plans and drawings, dated May 17, 2024, prepared by Luis A. Martinez Architect.

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 6/24/24.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: 810 Altgeld, LLC **Cal. No.:** 197-24-Z
APPEARANCE FOR: Nicholas Ftikas **MINUTES OF MEETING:**
APPEARANCE AGAINST: None May 17, 2024
PREMISES AFFECTED: 810 W. Altgeld St.

NATURE OF REQUEST: Application for a variation to reduce the lot area per unit from the required 3,000 to 2749.55 for a proposed addition of a third dwelling unit in the basement of an existing two-story, two dwelling unit building with basement converted to a third dwelling unit.

ACTION OF BOARD - VARIATION GRANTED

ZBA

THE VOTE

JUN 24 2024
 CITY OF CHICAGO
 ZONING BOARD
 OF APPEALS

BRIAN SANCHEZ
 ANGELA BROOKS
 ZURICH ESPOSITO

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 17, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on May 2, 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 lot area per unit to 2749.55 for a proposed addition of a third dwelling unit in the basement of an existing two-story, two dwelling unit building with basement converted to a third dwelling unit; 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 aforesaid variation 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 6/24/24.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Taylor Street Tattoo, LLC Cal. No.198-24-S

APPEARANCE FOR: Nicholas Ftikas **MINUTES OF MEETING:**

APPEARANCE AGAINST: None May 17, 2024

PREMISES AFFECTED: 1150 W. Taylor Street

NATURE OF REQUEST: Application for a special use to expand an existing body art services (tattoo parlor) into the second story by converting the second story dwelling unit to a body art service. in the existing two-story, mixed-use building.

ACTION OF BOARD – APPLICATION APPROVED

ZBA

THE VOTE

JUN 24 2024
CITY OF CHICAGO
ZONING BOARD
OF APPEALS
BRIAN SANCHEZ
ANGELA BROOKS
ZURICH ESPOSITO

AFFIRMATIVE	NEGATIVE	ABSENT
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 May 17, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on May 2, 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 expand an existing body art services (tattoo parlor) into the second story by converting the second story dwelling unit to a body art service. in the existing two-story, mixed-use 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 issued solely to the applicant, Taylor Street Tattoo, LLC.

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 6/24/24.

APPROVED AS TO SUBSTANCE
[Signature]
CHAIRMAN

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

APPLICANT: Lukaven Development

Cal. No.: 199-24-Z

APPEARANCE FOR: Mark Kupiec

MINUTES OF MEETING:
May 17, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2122 W. 18th Place

NATURE OF REQUEST: Application for a variation to reduce the minimum lot area per unit from the required 3,000 square feet to 2,977 square feet for a proposed three-story, three dwelling unit building and three parking space pad.

ACTION OF BOARD - VARIATION GRANTED

ZBA

THE VOTE

JUN 24 2024
CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANGELA BROOKS
ZURICH ESPOSITO

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

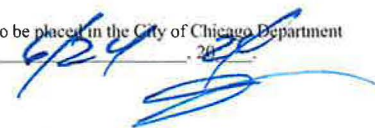
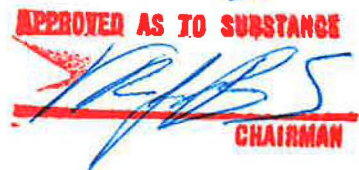
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 17, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on May 2, 2024; and

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 per unit to 2,977 square feet for a proposed three-story, three dwelling unit building and three parking space pad; 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 aforesaid variation 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 Klitch-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 6/24/24.


APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: H & N Bryn Mawr, LLC **Cal. No.:** 200-24-Z

APPEARANCE FOR: Mark Kupiec **MINUTES OF MEETING:**

May 17, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3220-22 W. Bryn Mawr Avenue

NATURE OF REQUEST: Application for a variation to establish a public place of amusement license to provide karaoke within 125' of a residential zoning district.

ACTION OF BOARD - VARIATION GRANTED

ZBA

THE VOTE

JUN 24 2024

BRIAN SANCHEZ
ANGELA BROOKS
ZURICH ESPOSITO

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 17, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on May 2, 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 establish a public place of amusement license to provide karaoke within 125' of a residential zoning district; 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 aforesaid variation 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 6/24/24, 2024.

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: 4701 N. Clark St., Inc.

Cal. No.: 201-24-Z

APPEARANCE FOR: Sara Barnes

MINUTES OF MEETING:
May 17, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 4713 N. Clark St.

NATURE OF REQUEST: Application for a variation to reduce the rear setback on floors containing dwelling units from the required 30' to 21.32' for a proposed five-story, thirty-six dwelling unit building with eighteen parking spaces, thirty-nine bicycle spaces and one loading space located within 2,640' from a Metra rail station.

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

ZBA

JUN 24 2024

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ANGELA BROOKS
ZURICH ESPOSITO

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Katherine Lambert

Cal. No.: 202-24-Z

APPEARANCE FOR: Kate Duncan

MINUTES OF MEETING:
May 17, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2721 N. Albany Avenue

NATURE OF REQUEST: Application for a variation to reduce the north side setback from the required 2' to 0.75' (south to be 3.58'), combined side yard setback from 5' to 4.33' for a proposed rear two-story addition and second floor dormer addition and rear open deck to the existing two-story single-family residence.

ACTION OF BOARD - VARIATION GRANTED

ZBA

THE VOTE

JUN 24 2024

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ANGELA BROOKS
ZURICH ESPOSITO

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 17, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on May 2, 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 0.75' (south to be 3.58'), combined side yard setback to 4.33' for a proposed rear two-story addition and second floor dormer addition and rear open deck to the existing two-story single-family residence; 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 aforesaid variation 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 6/24, 2024

APPROVED AS TO SUBSTANCE
[Signature]
CHAIRMAN

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

APPLICANT: JP Morgan Chase Cal. No.203-24-S

APPEARANCE FOR: Scott Borstein **MINUTES OF MEETING:**

APPEARANCE AGAINST: None May 17, 2024

PREMISES AFFECTED: 2934 N. Milwaukee Avenue

NATURE OF REQUEST: Application for a special use to establish an automated bank teller drive-through facility.

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

ZBA

JUN 24 2024

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ANGELA BROOKS
ZURICH ESPOSITO

AFFIRMATIVE	NEGATIVE	ABSENT
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 May 17, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on May 2, 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 an automated bank teller drive-through 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: the special use is issued solely to the applicant, JP Morgan Chase, and the development is consistent with the design and layout of the plans and drawings dated May 14, 2024, prepared by The Architects Partnership.

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 6/24/24.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Astrit Mehmeti

Cal. No.: 204-24-Z

APPEARANCE FOR: Lisa Duarte

MINUTES OF MEETING:

May 17, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1215-19 W. Devon Avenue

NATURE OF REQUEST: Application for a variation to reduce the rear yard setback on floors containing dwelling units from the required 30' to 0.1' for a proposed two-story addition to an existing one and two-story, mixed-use building.

ACTION OF BOARD - VARIATION GRANTED

ZBA

THE VOTE

JUN 24 2024

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ANGELA BROOKS
ZURICH ESPOSITO

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 17, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on May 2, 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 setback on floors containing dwelling units to 0.1' for a proposed two-story addition to an existing one and two-story, mixed-use 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 aforesaid variation 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 6/24/24, 2024

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Bresani, LLC-Series C, an Illinois Limited Liability Company

Cal. No.: 205-24-Z

APPEARANCE FOR: Agnes Plecka

MINUTES OF MEETING:
May 17, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3352 N. Ashland Avenue

NATURE OF REQUEST: Application for a variation to reduce the rear setback from the required 30' to zero, the rear garage feature setback from 2' to zero for a proposed carport to serve an existing four-story, eight dwelling unit building.

ACTION OF BOARD - VARIATION GRANTED

ZBA

THE VOTE

JUN 24 2024

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ANGELA BROOKS
ZURICH ESPOSITO

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 17, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on May 2, 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 zero, the rear garage feature setback to zero for a proposed carport to serve an existing four-story, eight 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 aforesaid variation 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 6/24/24 2024.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Cabrini, LLC

Cal. No.: 206-24-Z

APPEARANCE FOR: Agnes Plecka

MINUTES OF MEETING:
May 17, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 505 W. Elm Street

NATURE OF REQUEST: Application for a variation to reduce the front setback from 12' to zero, rear setback from 30' to zero for the proposed division of a lot, convert the existing church to seven dwelling units.

ACTION OF BOARD – Continued to July 19, 2024 at 2;00pm

ZBA

JUN 24 2024

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ANGELA BROOKS
ZURICH ESPOSITO

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Cabrini, LLC

Cal. No.: 207-24-Z

APPEARANCE FOR: Agnes Plecka

MINUTES OF MEETING:
May 17, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 505 W. Elm Street

NATURE OF REQUEST: Application for a variation to allow an alternative compliance with the building on-site open space standards to allow an existing church to be converted to seven dwelling units.

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

THE VOTE

ZBA

JUN 24 2024

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ANGELA BROOKS
ZURICH ESPOSITO

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Cabrini, LLC

Cal. No.: 208-24-Z

APPEARANCE FOR: Agnes Plecka

MINUTES OF MEETING:
May 17, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 515 W. Elm Street

NATURE OF REQUEST: Application for a variation to reduce the front setback from the required 14.16' to 12.5', rear setback from 30' to zero for a proposed five-story, twelve dwelling unit building with nine parking spaces. This is a transit served location.

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

ZBA

JUN 24 2024

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ANGELA BROOKS
ZURICH ESPOSITO

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

APPROVED AS TO SUBSTANCE
[Signature]
CHAIRMAN

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

APPLICANT: Cabrini, LLC

Cal. No.: 209-24-Z

APPEARANCE FOR: Agnes Plecka

MINUTES OF MEETING:
May 17, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 515 W. Elm Street

NATURE OF REQUEST: Application for a variation to increase parking from six spaces to nine to allow a five-story, twelve dwelling unit building with nine parking spaces. This is a transit served location.

ACTION OF BOARD – Continued to July 19, 2024 at 2;00pm

ZBA

JUN 24 2024

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ

ANGELA BROOKS

ZURICH ESPOSITO

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

APPROVED AS TO SUBSTANCE
[Signature]
CHAIRMAN

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

APPLICANT: Sagit Halpern & Gal Bernstein **Cal. No.:** 210-24-Z

APPEARANCE FOR: Thomas Moore **MINUTES OF MEETING:**

APPEARANCE AGAINST: None **May 17, 2024**

PREMISES AFFECTED: 1456 W. Cuyler Avenue

NATURE OF REQUEST: Application for a variation to reduce the rear yard setback from the required 35' to 20.40' to replace the garage roof deck stairs serving an existing two-story, single-family residence.

ACTION OF BOARD - VARIATION GRANTED

ZBA

THE VOTE

JUN 24 2024

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ANGELA BROOKS
ZURICH ESPOSITO

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 17, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on May 2, 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 setback to 20.40' to replace the garage roof deck stairs serving an existing two-story, single-family residence; 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 aforesaid variation 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 6/24/24 2024

APPROVED AS TO SUBSTANCE
[Signature]
CHAIRMAN

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

APPLICANT: MHK Fortune, LLC Cal. No.211-24-S

APPEARANCE FOR: James Stola **MINUTES OF MEETING:**

APPEARANCE AGAINST: None May 17, 2024

PREMISES AFFECTED: 2638 N. Halsted Street

NATURE OF REQUEST: Application for a special use to establish a massage facility.

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

ZBA

JUN 24 2024

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ANGELA BROOKS
ZURICH ESPOSITO

AFFIRMATIVE	NEGATIVE	ABSENT
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 May 17, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on May 2, 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 massage 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, MHK Fortune, LLC., 2) the establishment maintains clear non-reflective windows on the street-facing building facade, which shall not painted over, darkened or obstructed in any way, so that the reception and waiting area is visible from the street, and 3) the shower is used only by clients who receive massage services and not as a standalone shower service.

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 6/24/24

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Adolfo Orozco

Cal. No.: 212-24-Z

APPEARANCE FOR: John Pikarski

MINUTES OF MEETING:
May 17, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2445 W. 24th Street

NATURE OF REQUEST: Application for a variation to reduce the front setback from the required 14.88' to zero, west side setback from 2' to 0.34' (east to be 2.01'), combined side yard setback from 4.8' to 2.35' for a proposed third floor addition, front porch with stair over 6' and 5' solid wood fence in the front of an existing two-story single-family residence.

ACTION OF BOARD – Continued to June 21, 2024 at 2:00pm

ZBA

JUN 24 2024

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ANGELA BROOKS
ZURICH ESPOSITO

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

APPROVED AS TO SUBSTANCE
[Signature]
CHAIRMAN

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

APPLICANT: Brian and Andrea Clifford **Cal. No.:** 213-24-Z

APPEARANCE FOR: Nicholas Ftikas **MINUTES OF MEETING:**

APPEARANCE AGAINST: None May 17, 2024

PREMISES AFFECTED: 1808 W. Melrose Street

NATURE OF REQUEST: Application for a variation to reduce the rear yard setback from the required 29.74' to 2', west side setback from 2.08' to zero (east to be 4.2'), combined side yard setback from 5.2' to 4.2' for a proposed two-car detached garage accessed by a public alley with an accessory building rooftop deck with 9'high pergola and an 11.42' high rooftop access stair on east elevation serving an existing single family residence.

ACTION OF BOARD - VARIATION GRANTED



THE VOTE

JUN 24 2024

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ANGELA BROOKS
ZURICH ESPOSITO

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		



WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 17, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on May 2, 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 setback to 2', west side setback to zero (east to be 4.2'), combined side yard setback to 4.2' for a proposed two-car detached garage accessed by a public alley with an accessory building rooftop deck with 9'high pergola and an 11.42' high rooftop access stair on east elevation serving an existing single family residence; an additional variation was granted to the subject property in Cal. No. 214-24-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 aforesaid variation 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 6/19/24 2024.


APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Brian and Andrea Clifford **Cal. No.:** 214-24-Z
APPEARANCE FOR: Nicholas Ftikas **MINUTES OF MEETING:**
APPEARANCE AGAINST: None May 17, 2024
PREMISES AFFECTED: 1808 W. Melrose Street

NATURE OF REQUEST: Application for a variation to reduce the rear yard setback from the required 29.74' to 2', west side setback from 2.08' to zero (east to be 4.2'), combined side yard setback from 5.2' to 4.2' for a proposed two-car detached garage accessed by a public alley with an accessory building rooftop deck with 9'high pergola and an 11.42' high rooftop access stair on east elevation serving an existing single family residence.

ACTION OF BOARD - VARIATION GRANTED

ZBA

THE VOTE

JUN 24 2024
 CITY OF CHICAGO
 ZONING BOARD
 OF APPEALS

BRIAN SANCHEZ
 ANGELA BROOKS
 ZURICH ESPOSITO

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 17, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on May 2, 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 setback to 2', west side setback to zero (east to be 4.2'), combined side yard setback to 4.2' for a proposed two-car detached garage accessed by a public alley with an accessory building rooftop deck with 9'high pergola and an 11.42' high rooftop access stair on east elevation serving an existing single family residence; an additional variation was granted to the subject property in Cal. No. 213-24-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 aforesaid variation 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 6/24/24 2024.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Josh Lubin Incorporated Cal. No.215-24-S

APPEARANCE FOR: Nicholas Ftikas **MINUTES OF MEETING:**

APPEARANCE AGAINST: None May 17, 2024

PREMISES AFFECTED: 953 W. Wolfram Street

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

ACTION OF BOARD – APPLICATION APPROVED

ZBA

THE VOTE

JUN 24 2024

BRIAN SANCHEZ

ANGELA BROOKS

ZURICH ESPOSITO

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

AFFIRMATIVE	NEGATIVE	ABSENT
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 May 17, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on May 2, 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 6/24/24.

APPROVED AS TO SUBSTANCE
[Signature]
CHAIRMAN

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

APPLICANT: Xinli Yu **Cal. No.:** 216-24-Z

APPEARANCE FOR: Thomas Pikarski **MINUTES OF MEETING:**

APPEARANCE AGAINST: None May 17, 2024

PREMISES AFFECTED: 4362 S. Emerald Avenue

NATURE OF REQUEST: Application for a variation to reduce the minimum lot area per unit from 5,000 to 4,687.5 for a proposed two-story, two dwelling unit building.

ACTION OF BOARD - VARIATION GRANTED

ZBA

THE VOTE

JUN 24 2024

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANGELA BROOKS
ZURICH ESPOSITO

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 17, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on May 2, 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 per unit to 4,687.5 for a proposed two-story, two 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 aforesaid variation 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 6/24/24 2024.



CHAIRMAN

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

APPLICANT: KJB Properties, LLC

APPEARANCE FOR: Same as Applicant

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2417 W. McLean Avenue

Cal. No.: 219-24-Z

MINUTES OF MEETING:
May 17, 2024

NATURE OF REQUEST: Application for a variation to reduce the rear setback from the required 30' to 2.9' for an as built bridge connection from the landing of the existing rear open stair to an as built roof top deck on an existing three-car detached garage with an as built roof covering with screen fences at sides over the garage roof top deck all accessory to an existing three-story, three dwelling unit building.

ACTION OF BOARD - VARIATION GRANTED

ZBA

THE VOTE

JUN 24 2024

BRIAN SANCHEZ
ANGELA BROOKS
ZURICH ESPOSITO

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 17, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on May 2, 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 2.9' for an as built bridge connection from the landing of the existing rear open stair to an as built roof top deck on an existing three-car detached garage with an as built roof covering with screen fences at sides over the garage roof top deck all accessory to an existing three-story, three dwelling unit building; an additional variation was granted to the subject property in Cal. No. 220-24-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 aforesaid variation 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 6/24/24

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: KJB Properties, LLC

Cal. No.: 220-24-Z

APPEARANCE FOR: Same as Applicant

MINUTES OF MEETING:
May 17, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2417 W. McLean Avenue

NATURE OF REQUEST: Application for a variation to increase the building height from the maximum 45' to 48.75' for an as built operable louvered roof structure and solid roof structure over an existing roof top deck on an existing three-story, three dwelling unit building.

ACTION OF BOARD - VARIATION GRANTED

ZBA

THE VOTE

JUN 24 2024

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ANGELA BROOKS
ZURICH ESPOSITO

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 17, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on May 2, 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 building height to 48.75' for an as built operable louvered roof structure and solid roof structure over an existing roof top deck on an existing three-story, three dwelling unit building; an additional variation was granted to the subject property in Cal. No. 219-24-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 aforesaid variation 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 6/24/24, 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:**

APPEARANCE AGAINST: None May 17, 2024

PREMISES AFFECTED: 7645 S. St. Lawrence Avenue

NATURE OF REQUEST: Application for a variation to reduce the north side setback to 2.62', combined side yard setback from 18' to 8.87' for a proposed swimming pool in the rear of an existing single-family residence.

ACTION OF BOARD - VARIATION GRANTED AS AMENDED ON RECORD

ZBA

THE VOTE

JUN 24 2024

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ANGELA BROOKS
ZURICH ESPOSITO

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

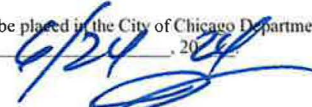
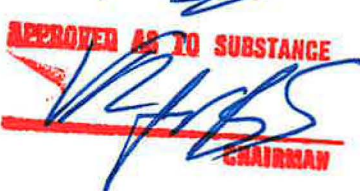
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 17, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on May 2, 2024; and

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 2.62', combined side yard setback to 8.87' for a proposed swimming pool in the rear of an existing single-family residence; 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 aforesaid variation 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 _____, 20_____.


APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Chicagoland Materials, LLC Cal. No.395-23-S

APPEARANCE FOR: Timothy Barton **MINUTES OF MEETING:**

APPEARANCE AGAINST: None May 17, 2024

PREMISES AFFECTED: 4556 W. Roosevelt Road

NATURE OF REQUEST: Application for a special use to establish a Class V recycling facility for the collection of excavated soil / dirt, concrete, bricks, and landscape material to be operated in conjunction with an existing retail/ wholesale landscape business.

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

ZBA

JUN 24 2024

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ANGELA BROOKS
ZURICH ESPOSITO

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

APPROVED AS TO SUBSTANCE
[Signature]
CHAIRMAN

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

APPLICANT: Chicagoland materials, LLC Cal. No.396-23-Z

APPEARANCE FOR: Timothy Barton **MINUTES OF MEETING:**

May 17, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 4556 W. Roosevelt Road

NATURE OF REQUEST: Application for a variation to eliminate ornamental fencing and retain 304 linear feet of chain link fence along vehicular use area (material storage yard frontage).

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

THE VOTE

ZBA

JUN 24 2024

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ

ANGELA BROOKS

ZURICH ESPOSITO

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

APPROVED AS TO SUBSTANCE
V. Brooks
CHAIRMAN

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

APPLICANT: G.P. Green House, LLC Cal. No.209-23-S
APPEARANCE FOR: Nicholas Ftikas **MINUTES OF MEETING:**
APPEARANCE AGAINST: None May 17, 2024
PREMISES AFFECTED: 620 N. Fairbanks Court

NATURE OF REQUEST: Application for a special use to establish an adult use cannabis dispensary on the first floor of an existing, three-story, multi-tenant building.

ACTION OF BOARD – Continued to September 20, 2024 at 2:00pm

THE VOTE


ZBA

JUN 24 2024

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ANGELA BROOKS
ZURICH ESPOSITO

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

APPROVED AS TO SUBSTANCE

CHAIRMAN