

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

**APPLICANT:** Dirk Maloney & Elizabeth Maloney **Cal. No.:** 267-24-Z  
**APPEARANCE FOR:** Same as Applicant **MINUTES OF MEETING:** July 19, 2024  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 1326 W. Chestnut Street

**NATURE OF REQUEST:** Application for a variation to reduce the rear setback from the required 38.4' to 22.83' for a proposed new roof deck with access bridge on an existing three car garage.

**ACTION OF BOARD - VARIATION GRANTED**

**THE VOTE**

**ZBA**  
  
**AUG 19 2024**  
  
 CITY OF CHICAGO  
 ZONING BOARD  
 OF APPEALS

BRIAN SANCHEZ  
 ANGELA BROOKS  
 ANN MACDONALD  
 ADRIAN SOTO  
 SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

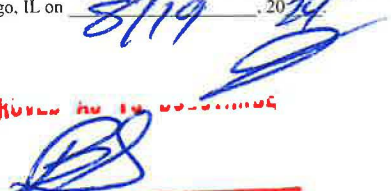

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 19, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on July 3, 2024; and

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 22.83' for a proposed new roof deck with access bridge on an existing three car garage; an additional variation was granted to the subject property in Cal. No. 268-24-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 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 8/19/24.

8/19/24  
  
 APPROVED BY THE BOARD  
  
**CHAIRMAN**

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

**APPLICANT:** Dirk Maloney & Elizabeth Maloney **Cal. No.:** 268-24-Z

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

July 19, 2024

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 1326 W. Chestnut Street

**NATURE OF REQUEST:** Application for a variation to relocate the minimum required rear yard open space of 208 square feet to a garage roof deck for a proposed new roof deck and access bridge on an existing three car garage.

**ACTION OF BOARD - VARIATION GRANTED**

**THE VOTE**

**ZBA**

**AUG 19 2024**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ  
ANGELA BROOKS  
ANN MACDONALD  
ADRIAN SOTO  
SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 19, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on July 3, 2024; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to relocate the minimum required rear yard open space of 208 square feet to a garage roof deck for a proposed new roof deck and access bridge on an existing three car garage; an additional variation was granted to the subject property in Cal. No. 267-24-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 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 8/19/24, 2024.

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



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

**APPLICANT:** Paul Mazurek **Cal. No.:** 269-24-Z

**APPEARANCE FOR:** Same as Applicant **MINUTES OF MEETING:**  
July 19, 2024

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 5140 N. McVicker Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the front setback from the required 21' to 10', north side setback from 4' to 0.28' (south to be 6.47'), combined side yard setback from 9' to 6.75' for a proposed first floor and second floor and rear two-story addition to the existing single-family residence.

**ACTION OF BOARD - VARIATION GRANTED**

**ZBA**  
  
AUG 19 2024  
  
CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

BRIAN SANCHEZ  
ANGELA BROOKS  
ANN MACDONALD  
ADRIAN SOTO  
SWATHY STALEY

**THE VOTE**

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 19, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on July 3, 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 10', north side setback to 0.28' (south to be 6.47'), combined side yard setback to 6.75' for a proposed first floor and second floor and rear two-story addition to the 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 variation subject to the following condition(s) provided:

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1. 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 8/19/24.

**APPROVED AS TO SUBSTANCE**  
  

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**CHAIRMAN**

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

**APPLICANT:** David Zagar **Cal. No.:** 270-24-Z  
**APPEARANCE FOR:** Rolando Acosta **MINUTES OF MEETING:**  
**APPEARANCE AGAINST:** None July 19, 2024  
**PREMISES AFFECTED:** 888 N. Sacramento Boulevard

**NATURE OF REQUEST:** Application for a variation to reduce the rear setback from the required 37.2' to 2', south side setback from 2.42' to 0.42' (north to be 3') combined side yard setback from 5.42' to 3.42' for a proposed one-story addition, roof deck and pergola to the existing rear two-story, two dwelling unit building to be deconverted to one dwelling unit.

**ACTION OF BOARD - VARIATION GRANTED**

**THE VOTE**

**ZBA**  
  
**AUG 19 2024**  
  
 CITY OF CHICAGO  
 ZONING BOARD  
 OF APPEALS

BRIAN SANCHEZ  
 ANGELA BROOKS  
 ANN MACDONALD  
 ADRIAN SOTO  
 SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
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X		
X		

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 19, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on July 3, 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', south side setback to 0.42' (north to be 3') combined side yard setback to 3.42' for a proposed one-story addition, roof deck and pergola to the existing rear two-story, two dwelling unit building to be deconverted to one dwelling unit; an additional variation was granted to the subject property in Cal. No. 271-24-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 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 8/19, 2024

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



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

**APPLICANT:** David Zagar **Cal. No.:** 271-24-Z  
**APPEARANCE FOR:** Rolando Acosta **MINUTES OF MEETING:**  
**APPEARANCE AGAINST:** None July 19, 2024  
**PREMISES AFFECTED:** 888 N. Sacramento Boulevard

**NATURE OF REQUEST:** Application for a variation to increase the existing floor area by 132.61 square feet for a proposed one-story addition, roof deck and pergola to an existing rear two-story, two-dwelling unit building to be deconverted to one dwelling unit.

**ACTION OF BOARD - VARIATION GRANTED**

**ZBA**  
  
**AUG 19 2024**  
  
 CITY OF CHICAGO  
 ZONING BOARD  
 OF APPEALS

BRIAN SANCHEZ  
 ANGELA BROOKS  
 ANN MACDONALD  
 ADRIAN SOTO  
 SWATHY STALEY

**THE VOTE**

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 19, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on July 3, 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 existing floor area by 132.61 square feet for a proposed one-story addition, roof deck and pergola to an existing rear two-story, two-dwelling unit building to be deconverted to one dwelling unit; an additional variation was granted to the subject property in Cal. No. 270-24-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 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 8/19 2024

**APPROVED AS TO SUBSTANCE**

  
**CHAIRMAN**

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

**APPLICANT:** Thirty Michigan Buyers, LLC

**Cal. No.:** 272-24-Z

**APPEARANCE FOR:** Rolando Acosta

**MINUTES OF MEETING:**  
July 19, 2024

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 3639 S. Michigan Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the south side setback from the required 2.08' to 0.22' (north to be zero), combined side yard setback from 5.2' to 0.22', rear setback from 43.17' to 7.92', for a proposed third story addition, rear three story addition and the conversion from office use to nine dwelling units in an existing two- and three-story office use building.

**ACTION OF BOARD - VARIATION GRANTED**

**THE VOTE**

**ZBA**

**AUG 19 2024**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ  
ANGELA BROOKS  
ANN MACDONALD  
ADRIAN SOTO  
SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 19, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on July 3, 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 south side setback to 0.22' (north to be zero), combined side yard setback to 0.22', rear setback to 7.92', for a proposed third story addition, rear three story addition and the conversion from office use to nine dwelling units in an existing two- and three-story office use building; two additional variations were granted to subject property in Cal. Nos. 273-24-Z and 274-24-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 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 8/19, 2024.

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



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

**APPLICANT:** Thirty Michigan Buyers, LLC **Cal. No.:** 273-24-Z  
**APPEARANCE FOR:** Rolando Acosta **MINUTES OF MEETING:**  
July 19, 2024  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 3639 S. Michigan Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the rear yard open space from the required 324 square feet to zero for a proposed third story addition, rear three story addition and the conversion from office use to nine dwelling units in an existing two- and three-story office use building.

**ACTION OF BOARD - VARIATION GRANTED**

**ZBA**

AUG 19 2024

CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

BRIAN SANCHEZ  
ANGELA BROOKS  
ANN MACDONALD  
ADRIAN SOTO  
SWATHY STALEY

**THE VOTE**

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 19, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on July 3, 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 third story addition, rear three story addition and the conversion from office use to nine dwelling units in an existing two-and three-story office use building; two additional variations were granted to subject property in Cal. Nos. 272-24-Z and 274-24-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 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 8/19, 2024

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

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

**APPLICANT:** Thirty Michigan Buyers, LLC **Cal. No.:** 274-24-Z  
**APPEARANCE FOR:** Rolando Acosta **MINUTES OF MEETING:**  
July 19, 2024  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 3639 S. Michigan Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the number of off-street parking spaces for a transit served location from nine parking spaces to zero, for a proposed third story addition, rear three story addition and the conversion from office use to nine dwelling units in an existing two- and three-story office use building.

**ACTION OF BOARD - VARIATION GRANTED**

**THE VOTE**

**ZBA**  
  
**AUG 19 2024**  
  
 CITY OF CHICAGO  
 ZONING BOARD  
 OF APPEALS

BRIAN SANCHEZ  
 ANGELA BROOKS  
 ANN MACDONALD  
 ADRIAN SOTO  
 SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
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WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 19, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on July 3, 2024; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the number of off-street parking spaces for a transit served location to zero, for a proposed third story addition, rear three story addition and the conversion from office use to nine dwelling units in an existing two- and three-story office use building; two additional variations were granted to subject property in Cal. Nos. 272-24-Z and 273-24-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 a 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 8/19/24

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



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

**APPLICANT:** K L Suites, LLC Cal. No.275-24-S  
**APPEARANCE FOR:** Same as Applicant **MINUTES OF MEETING:**  
**APPEARANCE AGAINST:** None July 19, 2024  
**PREMISES AFFECTED:** 7251 S. Ashland Avenue

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

**ACTION OF BOARD – APPLICATION APPROVED**

**THE VOTE**

**ZBA**  
  
**AUG 19 2024**  
  
 CITY OF CHICAGO  
 ZONING BOARD  
 OF APPEALS

BRIAN SANCHEZ  
 ANGELA BROOKS  
 ANN MACDONALD  
 ADRIAN SOTO  
 SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
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X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 19, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on July 3, 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 8/19 2024

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

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

**APPLICANT:** Joseph Bucolo **Cal. No.:** 276-24-Z  
**APPEARANCE FOR:** Fred Agustin / Nicholas Ftikas **MINUTES OF MEETING:**  
**APPEARANCE AGAINST:** None July 19, 2024  
**PREMISES AFFECTED:** 1506 N. Cleveland Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the rear setback from the required 37.08' to 21.53' for a proposed open bridge to connect a rear open porch to an existing three dwelling unit building to a detached garage roof deck with pergola to serve unit one in a residential building.

**ACTION OF BOARD - VARIATION GRANTED**

**THE VOTE**

**ZBA**

**AUG 19 2024**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ  
ANGELA BROOKS  
ANN MACDONALD  
ADRIAN SOTO  
SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
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X		

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 19, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on July 3, 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 21.53' for a proposed open bridge to connect a rear open porch to an existing three dwelling unit building to a detached garage roof deck with pergola to serve unit one in a residential 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 a 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.

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



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

**APPLICANT:** S & S Mini Mart, Inc. Cal. No.277-24-S

**APPEARANCE FOR:** Nicholas Ftikas / Frederick Agustin **MINUTES OF MEETING:**

July 19, 2024

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 12701-07 S. Halsted Street

**NATURE OF REQUEST:** Application for a special use to establish a gas station with a single-story convenience store.

**ACTION OF BOARD – Continued to September 20, 2024 at 2 pm.**

**ZBA**

**AUG 19 2024**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

**THE VOTE**

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

BRIAN SANCHEZ  
ANGELA BROOKS  
ANN MACDONALD  
ADRIAN SOTO  
SWATHY STALEY

**APPROVED AS TO SUBSTANCE**



**CHAIRMAN**

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

**APPLICANT:** S & S Mini Mart, Inc. Cal. No.278-24-Z

**APPEARANCE FOR:** Nicholas Ftikas / Frederick Agustin **MINUTES OF MEETING:**

**APPEARANCE AGAINST:** None July 19, 2024

**PREMISES AFFECTED:** 12701-07 S. Halsted Street

**NATURE OF REQUEST:** Application for a variation to reduce the minimum lot area from 20,000 square feet to 13, 284 square feet for a proposed gas station with a one-story convenience store.

**ACTION OF BOARD – Continued to September 20, 2024 at 2 pm.**

**ZBA**

AUG 19 2024

CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

**THE VOTE**

BRIAN SANCHEZ  
ANGELA BROOKS  
ANN MACDONALD  
ADRIAN SOTO  
SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

**APPROVED AS TO SUBSTANCE**

  
**CHAIRMAN**



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

**APPLICANT:** Andrew Phillips, Taijoo Ha **Cal. No.:** 279-24-Z  
**APPEARANCE FOR:** Ximena Castro **MINUTES OF MEETING:**  
**APPEARANCE AGAINST:** None July 19, 2024  
**PREMISES AFFECTED:** 1463 W. Gregory Street

**NATURE OF REQUEST:** Application for a variation to reduce the rear setback from the required 37.63' to 2', west side setback from 2.4, to 1' east to be 3.5', combined side yard setback from 6' to 4.5' for a proposed two-story accessory building with exterior entrance stairs more than 6' above grade containing a new coach house and two parking spaces in the rear of a lot with an existing two-story, three dwelling unit building.

**ACTION OF BOARD - VARIATION GRANTED**

**THE VOTE**

**ZBA**  
  
**AUG 19 2024**  
  
 CITY OF CHICAGO  
 ZONING BOARD  
 OF APPEALS

BRIAN SANCHEZ  
 ANGELA BROOKS  
 ANN MACDONALD  
 ADRIAN SOTO  
 SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		


WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 19, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on July 3, 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', west side setback to 1' east to be 3.5', combined side yard setback to 4.5' for a proposed two-story accessory building with exterior entrance stairs more than 6' above grade containing a new coach house and two parking spaces in the rear of a lot with an existing two-story, three dwelling unit building; an additional variation was granted to the subject property in Cal. No. 280-24-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 a 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 8/19/24.

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

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

**APPLICANT:** Andrew Phillips, Taijoo Ha

**Cal. No.:** 280-24-Z

**APPEARANCE FOR:** Ximena Castro

**MINUTES OF MEETING:**  
July 19, 2024

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 1463 W. Gregory Street

**NATURE OF REQUEST:** Application for a variation to reduce the rear yard open space from the required 675 square feet to zero for a proposed two-story accessory building with exterior entrance stairs more than 6' above grade containing a new coach house and two parking spaces in the rear of a lot with an existing two-story, three dwelling unit building.

**ACTION OF BOARD - VARIATION GRANTED**

**ZBA**

**AUG 19 2024**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ  
ANGELA BROOKS  
ANN MACDONALD  
ADRIAN SOTO  
SWATHY STALEY

**THE VOTE**

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 19, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on July 3, 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 from the required 675 square feet to zero for a proposed two-story accessory building with exterior entrance stairs more than 6' above grade containing a new coach house and two parking spaces in the rear of a lot with an existing two-story, three dwelling unit building; an additional variation was granted to the subject property in Cal. No. 279-24-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 a 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 8/19, 2024

**APPROVED AS TO SUBSTANCE**

  
**CHAIRMAN**



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

**APPLICANT:** Volo Holdings, LLC 1410 Elk Grove Series Cal. No.281-24-Z

**APPEARANCE FOR:** Rolando Acosta

**MINUTES OF MEETING:**  
July 19, 2024

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 1412 Elk Grove Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the rear setback from the required 22.80' to 2', north side setback and combined side yard setback from 5' to 3' for a proposed three-story, six dwelling unit building with attached two and four car garages with roof decks.

**ACTION OF BOARD – Continued to September 20, 2024 at 2 pm.**

**ZBA**

**AUG 19 2024**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

**THE VOTE**

BRIAN SANCHEZ  
ANGELA BROOKS  
ANN MACDONALD  
ADRIAN SOTO  
SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

**APPROVED AS TO SUBSTANCE**

  
**CHAIRMAN**

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

**APPLICANT:** 5731 N. Washtenaw, LLC Cal. No.282-24-Z

**APPEARANCE FOR:** Ximena Castro **MINUTES OF MEETING:** July 19, 2024

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 5731 N. Washtenaw Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the rear setback from the required 37.25' to 20.08' for a proposed coach house over an existing four car garage.

**ACTION OF BOARD – Continued to September 20, 2024 at 2 pm.**

**ZBA**

**AUG 19 2024**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ  
ANGELA BROOKS  
ANN MACDONALD  
ADRIAN SOTO  
SWATHY STALEY

**THE VOTE**

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

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



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

**APPLICANT:** Gavin R. De Castro

**Cal. No.:** 283-24-Z

**APPEARANCE FOR:** Gavin R. De Castro

**MINUTES OF MEETING:**  
July 19, 2024

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 5353 N. Normandy Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the south side setback from the required 4.98' to 1.58' (north side and combined side yard setback to be 32.25' and 33.83') for a proposed front second floor addition serving an existing one-story, single-family residence.

**ACTION OF BOARD - VARIATION GRANTED**

**THE VOTE**

**ZBA**

**AUG 19 2024**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ  
ANGELA BROOKS  
ANN MACDONALD  
ADRIAN SOTO  
SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 19, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on July 3, 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 south side setback to 1.58' (north side and combined side yard setback to be 32.25' and 33.83') for a proposed front second floor addition serving an existing one-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 a 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 8/19/24.

**APPROVED AS TO SUBSTANCE**

  
**CHAIRMAN**

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

**APPLICANT:** Grace Lash Brow, LLC dba Grace Art & Beauty

Cal. No.284-24-S

**APPEARANCE FOR:** Aali Fidai

**MINUTES OF MEETING:**  
July 19, 2024

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 3220 N. Sheffield Avenue

**NATURE OF REQUEST:** Application for a special use to establish a permanent make-up / tattoo service facility.

**ACTION OF BOARD – APPLICATION APPROVED**

**THE VOTE**

**ZBA**

AUG 19 2024  
CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

BRIAN SANCHEZ  
ANGELA BROOKS  
ANN MACDONALD  
ADRIAN SOTO  
SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 19, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on July 3, 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 permanent make-up / tattoo service 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, Grace Lash Brow, LLC, dba Grace Art & Beauty.

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 8/19 2024.

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



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

**APPLICANT:** Gul Mohammad and Mohammad Musadaq **Cal. No.:** 285-24-Z

**APPEARANCE FOR:** Nicholas Ftikas **MINUTES OF MEETING:** July 19, 2024

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 6051 N. Sauganash Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the rear setback from the required 38.21' to 0.45', west side setback from 3.46' to 0.15' (east to be 2.09'), combined side setback from 8.65' to 2.24' for a proposed carport / garage roof extension over 8' wide in the rear of an existing two- dwelling unit building.

**ACTION OF BOARD - VARIATION GRANTED**

**THE VOTE**

**ZBA**  
  
AUG 19 2024  
  
CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

BRIAN SANCHEZ  
ANGELA BROOKS  
ANN MACDONALD  
ADRIAN SOTO  
SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		


WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 19, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on July 3, 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 0.45', west side setback to 0.15' (east to be 2.09'), combined side setback to 2.24' for a proposed carport / garage roof extension over 8' wide in the rear of an existing two- dwelling unit building; an additional variation was granted to the subject property in Cal. No. 286-24-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 a 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 8/19/24, 2024.

APPROVED AS TO SUBSTANCE  
  
CHAIRMAN

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

**APPLICANT:** Gul Mohammad and Mohammad Musadaq **Cal. No.:** 286-24-Z

**APPEARANCE FOR:** Nicholas Ftikas

**MINUTES OF MEETING:**  
July 19, 2024

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 6051 N. Sauganash Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the rear yard open space from the required 450 square feet to zero for a proposed carport/garage roof extension over 8' wide in the rear of an existing two dwelling unit building.

**ACTION OF BOARD - VARIATION GRANTED**

**ZBA**

**AUG 19 2024**

CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

BRIAN SANCHEZ  
ANGELA BROOKS  
ANN MACDONALD  
ADRIAN SOTO  
SWATHY STALEY

**THE VOTE**

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 19, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on July 3, 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 carport/garage roof extension over 8' wide in the rear of an existing two dwelling unit building; an additional variation was granted to the subject property in Cal. No. 285-24-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 a 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 8/19/24.

**APPROVED AS TO SUBSTANCE**

**CHAIRMAN**



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

**APPLICANT:** Parking in Chicago, LLC Cal. No.287-24-S

**APPEARANCE FOR:** Nicholas Ftikas **MINUTES OF MEETING:**  
July 19, 2024

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 800 W. Kinzie Street

**NATURE OF REQUEST:** Application for a special use to establish a non-accessory surface parking lot.

**ACTION OF BOARD – APPLICATION APPROVED**

**THE VOTE**

**ZBA**

AUG 19 2024

CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

BRIAN SANCHEZ  
ANGELA BROOKS  
ANN MACDONALD  
ADRIAN SOTO  
SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 19, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on July 3, 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 non-accessory surface parking lot; 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, Parking in Chicago, LLC; 2) the development is consistent with the design and layout of the Site Plan, dated July 18, 2024, prepared by Amstadter Architects, except as amended by the following condition; and 3) prior to issuance of any building permits, applicant provides updated plans showing a fence or curb along the property line, adjacent to parking space 27, to prevent any potential parking in that area.

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 8/19/24.



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



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

**APPLICANT:** 808 Builders, LLC

**Cal. No.:** 288-24-Z

**APPEARANCE FOR:** Thomas Moore

**MINUTES OF MEETING:**  
July 19, 2024

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 3242 N. Kostner Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the front setback from the required 39.04' to 15.05' for a proposed two-story, single-family residence with a two-car garage.

**ACTION OF BOARD - VARIATION GRANTED**

**THE VOTE**

**ZBA**

**AUG 19 2024**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ  
ANGELA BROOKS  
ANN MACDONALD  
ADRIAN SOTO  
SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 19, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on July 3, 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 15.05' for a proposed two-story, single-family residence with a two-car garage; a related variation was granted to 3246 N. Kostner Avenue in Cal. No. 289-24-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 a 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 8/19, 2024

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

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

**APPLICANT:** 808 Builders, LLC

**Cal. No.:** 289-24-Z

**APPEARANCE FOR:** Thomas Moore

**MINUTES OF MEETING:**  
July 19, 2024

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 3246 N. Kostner Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the front setback from the required 39.40' to 12.08', combined side yard setback from 6.50' to 5.34' for the division of an improved zoning lot where an existing one-story, single-family residence at 3246 N Kostner Avenue is to remain and a two-story single-family residence is proposed for 3242 N. Kostner.

**ACTION OF BOARD - VARIATION GRANTED**

**THE VOTE**

**ZBA**

**AUG 19 2024**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ  
ANGELA BROOKS  
ANN MACDONALD  
ADRIAN SOTO  
SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 19, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on July 3, 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 12.08', combined side yard setback to 5.34' for the division of an improved zoning lot where an existing one-story, single-family residence at 3246 N Kostner Avenue is to remain and a two-story single-family residence is proposed for 3242 N. Kostner; a related variation was granted to 3242 N. Kostner Avenue in Cal. No. 288-24-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 a 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 8/19/24.

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



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

**APPLICANT:** Stephen Stapleton and Sara Van Valkenburgh

**Cal. No.:** 290-24-Z

**APPEARANCE FOR:** Thomas Moore

**MINUTES OF MEETING:**  
July 19, 2024

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 2451 N. Sawyer Avenue

**NATURE OF REQUEST:** Application for a variation to expand the existing floor area that has been in existence for 50 years by 493.3 square feet of the existing building area of 3,490.6 square feet for a proposed side third story dormer addition and conversion of an existing front unfinished attic area to habitable space for a new third story ADU conversion unit in an existing three-story, two dwelling unit residential building.

**ACTION OF BOARD - VARIATION GRANTED**

**THE VOTE**

**ZBA**

**AUG 19 2024**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ  
ANGELA BROOKS  
ANN MACDONALD  
ADRIAN SOTO  
SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 19, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on July 3, 2024; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to expand the existing floor area that has been in existence for 50 years by 493.3 square feet of the existing building area of 3,490.6 square feet for a proposed side third story dormer addition and conversion of an existing front unfinished attic area to habitable space for a new third story ADU conversion unit in an existing three-story, two dwelling unit residential building; an additional variation was granted to the subject property in Cal. No. 291-24-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 a 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 8/19/24.

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



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

**APPLICANT:** Stephen Stapleton and Sara Van Valkenburgh **Cal. No.:** 291-24-Z

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

July 19, 2024

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 2451 N. Sawyer Avenue

**NATURE OF REQUEST:** Application for a variation to increase the existing height of 33.4' which exceeds the maximum 30' for a proposed new side third story dormer addition and conversion of the existing front unfinished attic area to habitable space for new third story additional dwelling unit in an existing front unfinished attic area to habitable space for a new third story ADU conversion unit in an existing three-story, two dwelling unit residential building.

**ACTION OF BOARD - VARIATION GRANTED**

**THE VOTE**

**ZBA**

**AUG 19 2024**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ  
ANGELA BROOKS  
ANN MACDONALD  
ADRIAN SOTO  
SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
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WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 19, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on July 3, 2024; and

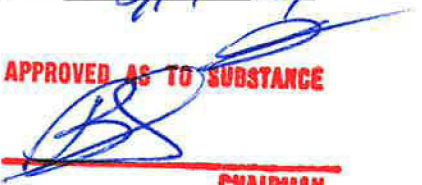
WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to increase the existing height of 33.4' which exceeds the maximum 30' for a proposed new side third story dormer addition and conversion of the existing front unfinished attic area to habitable space for new third story additional dwelling unit in an existing front unfinished attic area to habitable space for a new third story ADU conversion unit in an existing three-story, two dwelling unit residential building; an additional variation was granted to the subject property in Cal. No. 290-24-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 a 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 8/19/24, 2024

**APPROVED AS TO SUBSTANCE**

  
**CHAIRMAN**

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

**APPLICANT:** 1526 S. Wabash **Cal. No.:** 292-24-Z  
**APPEARANCE FOR:** Thomas Moore **MINUTES OF MEETING:**  
**APPEARANCE AGAINST:** None July 19, 2024  
**PREMISES AFFECTED:** 839 S. Bishop Street

**NATURE OF REQUEST:** Application for a variation to reduce the north side setback from the required 2' to zero (south to be 8.71') combined side yard setback shall be 8.71' for a proposed one-story addition to an existing two-story, single-family residence.

**ACTION OF BOARD - VARIATION GRANTED**

**THE VOTE**

**ZBA**  
  
**AUG 19 2024**  
  
 CITY OF CHICAGO  
 ZONING BOARD  
 OF APPEALS

BRIAN SANCHEZ  
 ANGELA BROOKS  
 ANN MACDONALD  
 ADRIAN SOTO  
 SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
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X		


WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 19, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on July 3, 2024; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the north side setback to zero (south to be 8.71') combined side yard setback shall be 8.71' for a proposed one-story addition to 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 a 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 8/19/24

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



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

**APPLICANT:** Arsalan Hamidi **Cal. No.:** 293-24-Z  
**APPEARANCE FOR:** Thomas Pikarski **MINUTES OF MEETING:**  
**APPEARANCE AGAINST:** None July 19, 2024  
**PREMISES AFFECTED:** 2014-16 N. Bissell Street

**NATURE OF REQUEST:** Application for a variation to reduce the front setback from the required 9' to 4.58', rear setback from 22.5' to 1', north side setback from 2.6' to 1' to allow for the subdivision of the existing zoning lot into two zoning lots. The existing three-story, four dwelling unit building will remain at 2016 N. Bissell Street.

**ACTION OF BOARD - VARIATION GRANTED**

**THE VOTE**

**ZBA**  
  
**AUG 19 2024**  
  
 CITY OF CHICAGO  
 ZONING BOARD  
 OF APPEALS

BRIAN SANCHEZ  
 ANGELA BROOKS  
 ANN MACDONALD  
 ADRIAN SOTO  
 SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
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X		


WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 19, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on July 3, 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 4.58', rear setback to 1', north side setback to 1' to allow for the subdivision of the existing zoning lot into two zoning lots. The existing three-story, four dwelling unit building will remain at 2016 N. Bissell Street; an additional variation was granted to the 2014 N. Bissell Street property in Cal. 294-24-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 a 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 8/19/24.

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



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

**APPLICANT:** Arsalan Hamidi **Cal. No.:** 294-24-Z  
**APPEARANCE FOR:** Thomas Pikarski **MINUTES OF MEETING:**  
**APPEARANCE AGAINST:** None July 19, 2024  
**PREMISES AFFECTED:** 2014 N. Bissell Street

**NATURE OF REQUEST:** Application for a variation to reduce the on-site open space from the required 108 square feet to zero for a proposed three-story, three dwelling unit building with attached three car garage, roof top deck and rooftop stair enclosure.

**ACTION OF BOARD - VARIATION GRANTED**

**THE VOTE**

**ZBA**  
  
**AUG 19 2024**  
  
 CITY OF CHICAGO  
 ZONING BOARD  
 OF APPEALS

BRIAN SANCHEZ  
 ANGELA BROOKS  
 ANN MACDONALD  
 ADRIAN SOTO  
 SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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X		

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 19, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on July 3, 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 on-site open space to zero for a proposed three-story, three dwelling unit building with attached three car garage, roof top deck and rooftop stair enclosure; an additional variation was granted to the 2014-16 N. Bissell Street properties in Cal. 293-24-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 a 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.

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



ZONING BOARD OF APPEALS  
CITY OF CHICAGO

OCT 21 2024

CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

**Minhaz Lakhani**  
APPLICANT(S)

**295-24-S & 296-24-Z**  
CALENDAR NUMBER(S)

**7138 N. Sheridan Rd./1313 W.  
Touhy Ave.**  
SUBJECT PROPERTY

**July 19, 2024**  
HEARING DATE

ACTION OF BOARD	THE VOTE	THE VOTE		
		AFFIRMATIVE	NEGATIVE	ABSENT
The special use application was APPROVED SUBJECT TO CONDITIONS.	Brian Sanchez, Chairman	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Angela Brooks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The variation application was APPROVED	Ann MacDonald (alternate)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Adrian Soto	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Swathi Staley	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**FINDINGS OF THE ZONING BOARD OF APPEALS**

**I. APPLICATION BACKGROUND**

The subject property is located in the Rogers Park neighborhood. It is zoned B3-2 and is improved with a gas station and mini mart which has been in operation since 1989. The Applicant submitted a special use application, proposing to improve the gas station to meet market standards. The Applicant will be updating the gas station operation and expanding the convenience store/restaurant uses which requires a special use and a variation. Pursuant to Section 17-3-0207-HH of the Chicago Zoning Ordinance, a gas station is a special use in a B district. Additionally, the Applicant requires a variation pursuant to Section 17-13-1101-T to operate on the proposed lot as it is 19,276 square feet in size instead of the minimum required 20,000 feet. In accordance with Section 17-13-0903 of the Chicago Zoning Ordinance, the Zoning Administrator of the City’s Department of Planning and Development (the “Zoning Administrator” and the “Department”) recommended approval, provided the special use is issued solely to the Applicant, Minhaz Lakhani, and the development is consistent with the design and layout of the plans and drawings dated July 17, 2024, all prepared by Eriksson Architecture LLC.

**II. PUBLIC HEARING**

In accordance with the Rules of Procedure of the Zoning Board of Appeals (“ZBA”), the Applicant had submitted their proposed Findings of Fact. The ZBA held a public hearing on the Applicant’s special use application at its regular meeting held on Friday, July 19, 2024. Due notice of the hearing was provided under Sections 17-13-0107-A(9) and 17-13-0107-B of the Chicago Zoning Ordinance and by publication in the *Chicago Tribune*. The list of participants who provided sworn testimony is attached as the **Hearing Participant Exhibit**.

At the conclusion of the hearing, the ZBA took the matter under advisement. Prior to the conclusion of the meeting, the ZBA voted on the matter.

### III. APPROVAL CRITERIA

**Special Use.** Pursuant to Section 17-13-0905-A of the Chicago Zoning Ordinance, no special use application may be approved unless the ZBA finds that the proposed use in its proposed location meets **all** of the following criteria: (1) it complies with all applicable standards of the Chicago Zoning Ordinance; (2) it is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of the neighborhood or community; (3) it is compatible with the character of the surrounding area in terms of site planning and building scale and project design; (4) it 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 (5) it is designed to promote pedestrian safety and comfort.

**Variation.** Pursuant to Section 17-13-1107-A of the Chicago Zoning Ordinance, the Zoning Board of Appeals may not approve a variation unless it makes findings, based upon the evidence presented to it in each specific case, that: (1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; and (2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance (See Sec. 17-1-0500).

Pursuant to Section 17-13-1107-B of the Chicago Zoning Ordinance, in order to determine that practical difficulties or particular hardships exist, the Zoning Board of Appeals must find evidence of each of the following: (1) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; (2) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and (3) the variation, if granted, will not alter the essential character of the neighborhood.

Pursuant to Section 17-13-1107-C of the Chicago Zoning Ordinance, in making its determination of whether practical difficulties or particular hardships exist, the Zoning Board of Appeals must take into consideration the extent to which evidence has been submitted substantiating the following facts: (1) the particular physical surroundings, shape or topographical condition of the specific property involved would result in a particular hardship upon the property owner as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out; (2) the conditions upon which the



petition for a variation is based would not be applicable, generally, to other property within the same zoning classification; (3) the purpose of the variation is not based exclusively upon a desire to make more money out of the property; (4) the alleged practical difficulty or particular hardship has not been created by any person presently having an interest in the property; (5) the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; and (6) the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.

For the purpose of clarity, the ZBA has assigned the variation approval criteria under the Chicago Zoning Ordinance to five broad categories in its findings consisting of the following: (I) **practical difficulties or particular hardships** [17-13-1107 A(1) & C(4)]; (II) **reasonable return** [17-13-1107 B(1) & C(3)]; (III) **unique circumstances** [17-13-1107 B(2), C(1), & C(2)]; (IV) **neighborhood's essential character** [17-13-1107 B(3), C(5), & C(6)]; and (V) **consistency with the stated purpose and intent of the Zoning Ordinance** [17-13-1107 A(2)].

#### IV. FINDINGS OF FACT

##### a. Special Use

After careful consideration of the evidence, testimony and the entire record, including the Applicant's proposed Findings of Fact, the ZBA hereby makes the following findings with reference to the Applicant's application for a special use pursuant to Section 17-13-0905-A (1)-(5) of the Chicago Zoning Ordinance:

(1). The subject property is located in a B3-2 zoning district. Since a gas station is a special use in this zoning district, the Applicant requires a special use. The Applicant also applied for a variation from the minimum lot area. The proposed use complies with all other standards set forth in the Chicago Zoning Ordinance because it is only the requirement to request a special of use and variation from the Zoning Board of Appeals that prevents full compliance with all applicable standards of the Chicago Zoning Ordinance.

(2). The proposed use is in the interest of the public convenience and will not have a significant impact on the general welfare of the neighborhood or community because the proposed development will provide a new and improved service station with significantly enhanced convenience store. The Applicant has operated a gas station and convenience store on the subject property for more than three decades and demand for the proposed use at the subject site is evidenced by the willingness of the applicant to invest and lender to lend a substantial amount of money for the renovation. The property has also been rezoned to support the proposal, indicating aldermanic support. The renovation will provide over 2900 square feet of new landscaping to beautify the subject property, 7 onsite parking spaces, and a complete restructuring to make operations and the traffic pattern more efficient. Additionally, by building the new convenience store and

restaurant against the alley, it will provide additional screening for the residential buildings to the west.

A neighboring landowner (“Objector”) appeared in objection to the issuing of the special use. The objection centered around three main concerns: rodents, crime, and noise (the last which will be addressed below). First, the Objector expressed concern that the addition of the Dunkin’ Donuts restaurant in the convenience store would exacerbate the existing rodent problem in the area. The Objector contended that the rodent problem was caused by the Applicant’s “negligent waste disposal.” The Board finds that the allegation that the rodent problem is caused solely by the Applicant lacks foundation. The Board also notes that the proposed Dunkin’ Donuts is not a bakery and will not be baking their product on-site, so the Objector’s concern that sugar and flour will attract rodents lacks merit. If anything, a review of the plans shows that the new building structures and trash enclosure should improve the rodent issue.

The second concern raised by the Objector was potential for crime and violence. The Objector was not able to show any causal relationship between the operation of a gas station at the subject property and crime. The Objector himself noted that a gas station has operated on the subject property since at least 1960. The proposed use is a continuation of previous uses on the subject property. The improved design of the property should also enhance safety of the operation. In the new design, the cashier will be able to observe all vehicles at once. The Board does not find that the proposed use will have a significant impact on the general welfare of the area.

(3). The proposed use is compatible with the character of the surrounding area in terms of site planning and building scale and project design because it will be improving upon a gas station that has been in existence for decades. The neighborhood is a mix of mid to high density multi-family and single-family residential west of Sheridan and mixed-use retail, apartment buildings, and single-story commercial uses on Sheridan.

(4). The proposed use 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 because the design will incorporate materials and features which will limit noise and light pollution to surrounding properties. The new building along the alley will be a good sound and visual buffer between vehicles in the gas station and neighboring properties. The operating characteristics will remain the same, typical of many gas stations in Chicago. The Objector objected to the 24-hour operation of the convenience store and potential for noise. The Board notes that the gas station and convenience store currently is a 24-hour operation and that whether or not the special use application at issue was approved, the hours of operation would remain unchanged. All of the plans that the Applicant presented to the Board were improvements from the existing structures and operations and would reduce the impact on neighboring properties. The Objector was not able to articulate what specifically about the proposed improvements were worse than the existing conditions on the subject property.

(5). The proposed use is designed to promote pedestrian safety and comfort because the Applicant will be removing one of the driveway accesses off Sheridan Road and



streamlining the traffic pattern into and out of the proposed gas station, thereby reducing conflict points between vehicles and pedestrians.

Since the applicant meets all five of the special use criteria as required by the Chicago Zoning Ordinance, the application will be approved.

**b. Variation**

After careful consideration of the evidence, testimony and the entire record, including the Applicant's proposed Findings of Fact, the ZBA hereby makes the following findings with reference to the Applicant's application for a variation pursuant to Sections 17-13-1107-A, B, and C of the Chicago Zoning Ordinance:

I. Practical Difficulties or Particular Hardships:

The practical difficulties or particular hardships that would derive from strict compliance with the regulations and standards of the Zoning Ordinance are the following: a gas station has existed on the subject property for over 60 years. Standards have changed since the original construction, which is now considered a substandard design and layout. Without the variation sought it would be impossible to design a code compliant project. In reaching its conclusion that practical difficulties or particular hardships exist, the ZBA conducted an analysis of the variation requirements under the "reasonable return", "unique circumstances", and "neighborhood's essential character" categories below. Further, the ZBA finds that the practical difficulties or particular hardships were not created by any person having an interest in the property because the Applicant did not design or build the buildings that exist today. The ZBA did not hear any testimony or see any evidence that was in objection to the variation.

II. Reasonable Return:

The property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of the zoning ordinance because the Applicant purchased the site having leased the property since 1993. Without the relief sought, the rehab cannot be accomplished. The ZBA finds that the purpose of the variation sought by the Applicant were not based exclusively upon a desire to make more money out of the property because the proposed renovation is necessary to operate a modern, code-compliant gas station and it will enhance the well-established pattern of commercial development at the subject site. The ZBA did not hear any testimony or see any evidence that was in objection to the variation.

III. Unique Circumstances:

The practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property because the subject site is unique in that it is on a lot that is improved with a building that requires adaptive rehabilitation. The Applicant seeks to enhance the historic use of the subject property. Furthermore, looking at the particular physical surroundings, shape, or topographical condition of the subject property, the present conditions would result in a particular hardship upon the property owner if the strict letter of the regulations were carried out because the subject site has been rezoned b3-2. It has been legally improved with a building that has been historically used as a gas station and convenience store. In order to enhance and reestablish the existing uses, the variation sought is needed. The ZBA also



finds that the conditions upon which the variation application is based are not generally applicable to other property within the same zoning classification because the property is already improved and cannot be increased in size. The subject site is located on a higher density commercial oriented street. When completed, the building will provide an enhancement to business stock of the community. The ZBA did not hear any testimony or see any evidence that was in objection to the variation.

IV. Neighborhood's Essential Character:

If granted, the variation sought will not alter the essential character of the neighborhood because the gas station on that property has been part of the neighborhood for more than 60 years. Additionally, it fits in with the other commercial oriented buildings in the neighborhood. Granting the variation will not be detrimental to the public welfare or injurious to other property or improvements in which the subject property is located because it has been in existence for decades. The renovations will preserve and enhance the value of the property while enhancing the neighborhood. Furthermore, the ZBA finds that granting of the variation will not impair an adequate supply of light and air to adjacent property, or substantially increase congestion in the public streets, or increase the danger of fire, or endanger public safety, or substantially diminish or impair property values within the neighborhood because the variation will cause the building to conform to the current zoning and building codes of the City of Chicago. The variation sought is necessitated by the improvements proposed. The ZBA did not hear any testimony or see any evidence that was in objection to the variation.

V. Consistency with the Stated Purpose and Intent of the Zoning Ordinance:

The ZBA finds that variation is consistent with the stated purpose and intent of the Chicago Zoning Ordinance, specifically by maintaining economically vibrant as well as attractive business and commercial areas, pursuant to Section 17-1-0504, and promoting rehabilitation and reuse of older buildings, pursuant to Section 17-1-0511, by renovating and redesigning a gas station that has existed on the subject property for more than 60 years. The ZBA did not hear any testimony or see any evidence that was in objection to the variation.

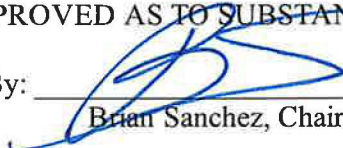
**CONCLUSION AND FINAL DECISION OF THE ZONING BOARD OF APPEALS**

1. **Special Use.** For all the above reasons, the ZBA finds that the Applicant has proved their case by evidence, testimony and the entire record, including the Applicant's proposed Findings of Fact, covering the specific criteria for a special use pursuant to Section 17-13-0905-A of the Chicago Zoning Ordinance.
2. The ZBA hereby APPROVES the Applicant's application for a special use, and pursuant to the authority granted by Section 17-13-0906 of the Chicago Zoning Ordinance, the Zoning Administrator is authorized to permit said special use **SUBJECT TO THE FOLLOWING CONDITIONS:** the special use is issued solely to the Applicant, Minhaz Lakhani, and the development is consistent with the design and layout of the plans and drawings dated July 17, 2024, all prepared by Eriksson Architecture LLC.

- 3. **Variation.** For all the above reasons, the ZBA finds that the Applicant has proved their case by evidence, testimony and the entire record, including the Applicant's proposed Findings of Fact, covering the specific criteria for a variation pursuant to Section 17-13-1107-A, B and C of the Chicago Zoning Ordinance.
  
- 4. The ZBA hereby APPROVES the Applicant's application for a variation.

This is a final decision subject to review under the Illinois Administrative Review Law, 735 ILCS 5/3-101 *et seq.*

APPROVED AS TO SUBSTANCE

By:   
Brian Sanchez, Chairman

I, Janine Klich-Jensen, staff person for the ZONING BOARD OF APPEALS, certify that I caused this to be placed in the USPS mail, postage prepaid, on 10/21, 2024.

  
Janine Klich-Jensen





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

**APPLICANT:** 1220 W. Draper, LLC

**Cal. No.:** 297-24-Z

**APPEARANCE FOR:** Kate Duncan

**MINUTES OF MEETING:**  
July 19, 2024

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 1220 W. Draper Street

**NATURE OF REQUEST:** Application for a variation to reduce the rear yard open space from 225 square feet to zero for a proposed rear one-story addition, a side three story addition and an attached two car garage with roof top deck on the existing four-story, single-family residence.

**ACTION OF BOARD - VARIATION GRANTED**

**THE VOTE**

**ZBA**  
  
**AUG 19 2024**  
  
CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

BRIAN SANCHEZ  
ANGELA BROOKS  
ANN MACDONALD  
ADRIAN SOTO  
SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 19, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on July 3, 2024; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the rear yard open space to zero for a proposed rear one-story addition, a side three story addition and an attached two car garage with roof top deck on the existing four-story, single-family residence; two additional variations were granted to the subject property in Cal. Nos. 298-24-Z and 299-24-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 a 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 8/19/24.

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

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

**APPLICANT:** 1220 W. Draper, LLC

**Cal. No.:** 298-24-Z

**APPEARANCE FOR:** Kate Duncan

**MINUTES OF MEETING:**  
July 19, 2024

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 1220 W. Draper Street

**NATURE OF REQUEST:** Application for a variation to reduce the east side setback from the required 4' to zero (west to be 1.76'), combined side yard setback from 10' to 1.76' for a rear one-story addition, three-story side addition and an attached two car garage with roof top deck for the existing four-story, single-family residence.

**ACTION OF BOARD - VARIATION GRANTED**

**THE VOTE**

**ZBA**

**AUG 19 2024**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ  
ANGELA BROOKS  
ANN MACDONALD  
ADRIAN SOTO  
SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 19, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on July 3, 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 east side setback to zero (west to be 1.76'), combined side yard setback to 1.76' for a rear one-story addition, three-story side addition and an attached two car garage with roof top deck for the existing four-story, single-family residence; two additional variations were granted to the subject property in Cal. Nos. 297-24-Z and 299-24-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 a 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.

1. 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 8/19/24.

**APPROVED AS TO SUBSTANCE**

  
**CHAIRMAN**



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

**APPLICANT:** 1220 W. Draper, LLC

**Cal. No.:** 299-24-Z

**APPEARANCE FOR:** Kate Duncan

**MINUTES OF MEETING:**  
July 19, 2024

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 1220 W. Draper Street

**NATURE OF REQUEST:** Application for a variation to increase the 4,063.38 square feet of non-conforming floor area by 609.5 square feet for a total of 4,672.88 square feet for a proposed rear one-story addition, side three-story addition and an attached two car garage with roof deck for the existing four-story, single-family residence.

**ACTION OF BOARD - VARIATION GRANTED**

**THE VOTE**

**ZBA**

**AUG 19 2024**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ  
ANGELA BROOKS  
ANN MACDONALD  
ADRIAN SOTO  
SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

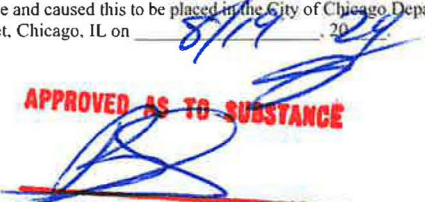
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 19, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on July 3, 2024; and

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 4,063.38 square feet of non-conforming floor area by 609.5 square feet for a total of 4,672.88 square feet for a proposed rear one-story addition, side three-story addition and an attached two car garage with roof deck for the existing four-story, single-family residence; two additional variations were granted to the subject property in Cal. Nos. 297-24-Z and 298-24-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 a 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 8/19/24.

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





**ZONING BOARD OF APPEALS  
CITY OF CHICAGO**

OCT 7 2024

CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

**La Casa Norte**  
APPLICANT(S)

**300-24-S; 301-24-S; 302-24-Z**  
CALENDAR NUMBER(S)

**1622 N. California Ave.**  
SUBJECT PROPERTY

**July 19, 2024**  
HEARING DATE

ACTION OF BOARD	THE VOTE	THE VOTE		
		AFFIRMATIVE	NEGATIVE	ABSENT
The special use applications were APPROVED.	Brian Sanchez, Chairman	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Angela Brooks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The variation application was APPROVED.	Ann MacDonald (alternate)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Adrian Soto	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Swathi Staley	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**FINDINGS OF THE ZONING BOARD OF APPEALS**

**I. APPLICATION BACKGROUND**

The subject property is located in the Humboldt Park neighborhood and is zoned B3-1. The building on the subject property is currently known as The North Hotel. The building is 18,338 square feet and sits on a 5,000 square foot lot. The site is designated as a Single Room Occupancy (SRO) building with 39 “studio” market-rate SRO units and two retail storefronts.

The Applicant submitted a special use application, proposing to operate a youth transitional shelter and community center on the subject property. Pursuant to Sections 17-3-0207-B(10) and 17-3-0207-I(1) of the Chicago Zoning Ordinance, transitional shelters and community centers are special uses in B3 districts. In accordance with Section 17-13-0903 of the Chicago Zoning Ordinance, the Zoning Administrator of the City’s Department of Planning and Development (the “Zoning Administrator” and the “Department”) made the following recommendations:

- Approval to establish a proposed transitional shelter, with 41 rooms, serving youths aged 18-24, provided: 1) the special use is issued solely to the applicant, La Casa Norte; 2) the development is consistent with the design and layout of the plans and drawings, dated July 18, 2024, prepared by LBBA; 3) the facility is exclusively utilized as transitional shelter, to provide short-term, non-congregate

emergency housing for youth, aged 18-24, who are experiencing homelessness; and 4) there are no more than 41 youths residing on-site at any time.

Approval to establish a community center to serve youths, aged 18-24, who are experiencing homelessness, by providing meals, case management services, life skills training, job readiness & workforce development training, counseling, training, behavioral health therapy, substance abuse therapy, etc., provided the special use is issued solely to the applicant, La Casa Norte, and the development is consistent with the design and layout of the plans and drawings dated July 18, 2024, prepared by LBBA.

Furthermore, the Applicant submitted a variation application to reduce the parking requirement from five spaces to zero. The subject property does not have, and has never had, any on-site parking spaces.

## II. PUBLIC HEARING

In accordance with the Rules of Procedure of the Zoning Board of Appeals (“ZBA”), the Applicant had submitted its proposed Findings of Fact. The ZBA held a public hearing on the Applicant’s special use application at its regular meeting held on Friday, July 19, 2024. Due notice of the hearing was provided under Sections 17-13-0107-A(9) and 17-13-0107-B of the Chicago Zoning Ordinance and by publication in the *Chicago Tribune*. The list of participants who provided sworn testimony is attached as the **Hearing Participant Exhibit**.

At the conclusion of the hearing, the ZBA took the matter under advisement. Prior to the conclusion of the meeting, the ZBA voted on the matter.

## III. OVERVIEW OF CRITERIA

**Special Use.** Pursuant to Section 17-13-0905-A of the Chicago Zoning Ordinance, no special use application may be approved unless the ZBA finds that the proposed use in its proposed location meets **all** of the following criteria: (1) it complies with all applicable standards of the Chicago Zoning Ordinance; (2) it is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of the neighborhood or community; (3) it is compatible with the character of the surrounding area in terms of site planning and building scale and project design; (4) it 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 (5) it is designed to promote pedestrian safety and comfort.

**Variation.** Pursuant to Section 17-13-1107-A of the Chicago Zoning Ordinance, the Zoning Board of Appeals may not approve a variation unless it makes findings, based upon the evidence presented to it in each specific case, that: (1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; and (2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance (See Sec. 17-1-0500).

Pursuant to Section 17-13-1107-B of the Chicago Zoning Ordinance, in order to determine that practical difficulties or particular hardships exist, the Zoning Board of Appeals must find evidence of each of the following: (1) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; (2) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and (3) the variation, if granted, will not alter the essential character of the neighborhood.

Pursuant to Section 17-13-1107-C of the Chicago Zoning Ordinance, in making its determination of whether practical difficulties or particular hardships exist, the Zoning Board of Appeals must take into consideration the extent to which evidence has been submitted substantiating the following facts: (1) the particular physical surroundings, shape or topographical condition of the specific property involved would result in a particular hardship upon the property owner as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out; (2) the conditions upon which the petition for a variation is based would not be applicable, generally, to other property within the same zoning classification; (3) the purpose of the variation is not based exclusively upon a desire to make more money out of the property; (4) the alleged practical difficulty or particular hardship has not been created by any person presently having an interest in the property; (5) the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; and (6) the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.

For the purpose of clarity, the ZBA has assigned the variation approval criteria under the Chicago Zoning Ordinance to five broad categories in its findings consisting of the following: (I) **practical difficulties or particular hardships** [17-13-1107 A(1) & C(4)]; (II) **reasonable return** [17-13-1107 B(1) & C(3)]; (III) **unique circumstances** [17-13-1107 B(2), C(1), & C(2)]; (IV) **neighborhood's essential character** [17-13-1107 B(3), C(5), & C(6)]; and (V) **consistency with the stated purpose and intent of the Zoning Ordinance** [17-13-1107 A(2)].

#### IV. FINDINGS OF FACT

##### a. Special Uses

After careful consideration of the evidence, testimony and the entire record, including the Applicant's proposed Findings of Fact, the ZBA hereby makes the following findings with reference to the Applicant's application for a special use pursuant to Section 17-13-0905-A (1)-(5) of the Chicago Zoning Ordinance:



(1). The subject property is located in a B3 zoning district. Since transitional shelters and community centers are each special uses in this zoning district, the Applicant requires two special uses. The proposed uses comply with all other standards set forth in the Chicago Zoning Ordinance because it is only the requirement to request a special use from the Zoning Board of Appeals that prevents full compliance with all applicable standards of the Chicago Zoning Ordinance. The property is in a B3-1 Community Shopping District. The B3 district permits residential dwelling units above the ground floor. This zoning district allows the most intensive uses of all Chicago B zoning districts. The Applicant is an experienced provider of community services, having provided supportive services for individuals and families experiencing homelessness for over 20 years, on a large scale in recent years, and its ultimate goals are stable housing, better health, and employment or income stability.

(2). The proposed uses are in the interest of the public convenience because the transitional shelter and community center will support youth experiencing homelessness and will provide related services that include case management services, life skills training, job readiness and workforce development training, counseling, behavioral health therapy, and substance abuse therapy. There is a great need for the proposed transitional shelter and its related services.

The proposed uses will not have a significant impact on the general welfare of the neighborhood or community. The Applicant credibly testified that it has been a city shelter operator for over a decade and has operated professionally and efficiently without problems or adverse effects. The area around Humboldt Park is currently experiencing homeless encampments, the proposed uses will be able to provide services and transition youth experiencing homelessness to a more stable housing situation.

The ZBA heard from a number of objectors but found their testimony as a whole to be not credible and fear-based rather than evidence-based. The objectors had an underlying assumption that youth experiencing homelessness and seeking services would bring crime and mayhem into the neighborhood. There was also an underlying assumption that all of the youth the Applicant would serve are at-risk or dangerous. Again, these were fear-based assumptions lacking in evidentiary support. There are many different scenarios in which youth can find themselves without a home. For example, one of the youths that the Applicant serves testified how they found themselves homeless due to a bad family situation which included physical and verbal abuse and sexual assault by a family member.

Most of the objectors' complaints also revolved around the tent encampments in Humboldt Park, which everyone acknowledged was a problem. However, it wasn't clear then why the ZBA should deny an application for something that is intended to help address the very problem that the community is facing. The ZBA also found the objectors concerns about parking to be strange and unfounded, considering that if people experiencing homelessness cannot afford a place to live, it is unlikely that they could afford the costs associated with owning a personal automobile. It was also established that the subject property is nearly a century old and has never had parking on-site.

Based on all of the testimony provided by the Applicant, including the Applicant's operators, staff, expert witnesses, as well as the testimony from some of the youth for which the Applicant serves, the ZBA is confident that the proposed uses will be a net benefit to the community and will not contribute to crime or other deleterious conditions in the neighborhood.

(3). The proposed uses are compatible with the character of the surrounding area in terms of site planning and building scale and project design because the proposed uses will be located in an existing building, which was built in 1927. While there will be some renovation work, no additions to the building are proposed, and no material exterior alterations to the building are proposed with the exception of the removal of two vacant retail units. No material changes to access are proposed. No changes to the public way are proposed. The proposed transitional shelter will be primarily on the building's upper floors, with one new ADA unit on the ground floor, and shelter services will be conducted within the existing building. The proposed community center will be on the building's ground floor, and community center activities will be conducted within the existing building. Given the building's long existence at the site, the fact that it will not be substantially changed, and the similar nature of other buildings in the surrounding area, the existing structure is in keeping with the character of the surrounding area in terms of site planning, scale, and design.

(4). The proposed uses are compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise and traffic generation. With regard to operating characteristics of the transitional shelter, it will be in operation 24 hours per day, as with other residential uses. La Casa Norte will provide 24/7 staffing to support the transitional shelter. The transitional shelter will replace an existing SRO use, so any change in impact will be minimal. The transitional shelter will conduct all its activities in the existing building; no activities will take place outdoors. There will not be any new or significant outdoor lighting. Given the homeless youth population that the transitional shelter will serve, virtually all transitional shelter residents will be pedestrians or individuals taking public transportation, therefore there will not be any substantial generation of vehicular traffic.

With regard to operating characteristics of the community center, the hours of operation for the community center will be from 9:00 a.m. until 6:00 pm Monday through Friday, which is similar (or less than) to many existing businesses in the surrounding area. The community center will be adequately staffed to handle attendees. The community center will conduct all its operations in the existing building; no activities will take place outdoors. There will not be any new or significant outdoor lighting. Given the homeless population that the community center will serve, virtually all community center attendees will be pedestrians or individuals taking public transportation, therefore there will not be any substantial generation of vehicular traffic.

(5). The proposed uses are designed to promote pedestrian safety and comfort. Since its construction in 1927, the property has never had on-site parking. The property is also

located in a transit-served location. While there will be some renovation work, there will be no material changes to access and there are no proposed changes to the public way. Virtually all community center attendees will be pedestrians.

Since the applicant meets all five of the special use criteria as required by the Chicago Zoning Ordinance, the special use applications will be approved.

#### **b. Variation**

After careful consideration of the evidence, testimony and the entire record, including the Applicant's proposed Findings of Fact, the ZBA hereby makes the following findings with reference to the Applicant's application for a variation pursuant to Sections 17-13-1107-A, B, and C of the Chicago Zoning Ordinance:

##### I. Practical Difficulties or Particular Hardships:

The practical difficulties or particular hardships that would derive from strict compliance with the regulations and standards of the Zoning Ordinance are the following: the subject property includes an existing building, and its footprint and size are not being materially modified. The existing building extends virtually lot-line to lot-line, leaving no room for on-site parking. Since the building's construction, nearly a century ago, parking has never been provided on the site. In reaching its conclusion that practical difficulties or particular hardships exist, the ZBA conducted an analysis of the variation requirements under the "reasonable return", "unique circumstances", and "neighborhood's essential character" categories below. Further, the ZBA finds that the practical difficulties or particular hardships were not created by any person having an interest in the property because the building was constructed almost 100 years ago.

##### II. Reasonable Return:

The property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of the zoning ordinance because the variation is needed as a result of the building footprint and layout, and the fact that parking has been limited at the site since its construction. If the Applicant were required to provide on-site parking, it would have to materially alter the footprint of the building which would be costly and which would reduce the amount of habitable units. The ZBA finds that the purpose of the variation sought by the Applicant is not based exclusively upon a desire to make more money out of the property because the Applicant is not a developer and the project is not an investment property. The applicant is a not-for-profit corporation and a § 501(c)(3) tax-exempt organization, and therefore is not operating to make money from the property.

##### III. Unique Circumstances:

The practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property because the existing building extends virtually lot-line to lot-line, leaving no room for on-site parking. In that respect the property is dissimilar to other properties. Additionally, the subject property is in a transit-served location, which facilitates the granting of the requested variation.



Furthermore, looking at the particular physical surroundings, shape, or topographical condition of the subject property, the present conditions would result in a particular hardship upon the property owner if the strict letter of the regulations were carried out because since the building's construction, with which the applicant was not involved, parking has never been provided on the site. The ZBA also finds that the conditions upon which the variation application is based are not generally applicable to other property within the same zoning classification due to the age of the building and that it extends lot line to lot line.

IV. Neighborhood's Essential Character:

If granted, the variation sought will not alter the essential character of the neighborhood because the property is in a B3-1 Community Shopping District. The primary purpose of the B3 district is "to accommodate a very broad range of retail and service uses, often in the physical form of shopping centers or larger buildings than found in the B1 and B2 districts," and to "accommodate some types of uses that are not allowed in B1 and B2 districts." (CZO § 17-3-0104-A.) B3 allows the most intensive uses of all Chicago B zoning districts. Additionally, as affirmed in the zoning denial, the property is a transit-served location, which facilitates the granting of the requested variation. The property includes an existing building, and its footprint and size are not being materially modified. The proposed uses will to a significant degree be a continuation of prior SRO uses; the site will serve homeless youth at its community center and recently homeless and disadvantaged youth in its transitional shelter 'units', extremely few of whom own vehicles or bicycles. Parking and bicycle spaces are not generally needed for the community center clientele and shelter residents, and therefore reductions in parking spaces and bicycle spaces will not have any negative impact

Granting the variation will not be detrimental to the public welfare or injurious to other property or improvements in which the subject property is located because the property contains an existing building which has never had on-site parking. Furthermore, it is a transit-served location, which facilitates the granting of the requested variation. The site will serve homeless youth at its community center and the recently homeless and disadvantaged youth in its transitional shelter 'units', extremely few of whom own vehicles or bicycles, so reductions in parking spaces and bicycle spaces will not be detrimental to the public welfare. Furthermore, the ZBA finds that granting of the variation will not impair an adequate supply of light and air to adjacent property, or substantially increase congestion in the public streets, or increase the danger of fire, or endanger public safety, or substantially diminish or impair property values within the neighborhood because the variation requested is a parking reduction. No changes are being proposed that would impact light or air to adjacent properties. The Applicant will not be modifying the footprint or size of the existing building.

V. Consistency with the Stated Purpose and Intent of the Zoning Ordinance:

The ZBA finds that variation is consistent with the stated purpose and intent of the Chicago Zoning Ordinance, specifically by: protecting the character of established residential neighborhoods, pursuant to Section 17-1-0503, by reusing an existing SRO building and not making any material modifications to the building's footprint;

promoting pedestrian, bicycle and transit use, pursuant to Section 17-1-0507, by reducing on-site parking to zero; maintaining a range of housing choices and options, and pursuant to Section 17-1-0512, by providing shelter to youth without a home.

### CONCLUSION AND FINAL DECISION OF THE ZONING BOARD OF APPEALS

1. For all the above reasons, the ZBA finds that the Applicant has proved its case by evidence, testimony and the entire record, including the Applicant's proposed Findings of Fact, covering the specific criteria for a special use pursuant to Section 17-13-0905-A of the Chicago Zoning Ordinance.
2. The ZBA hereby APPROVES the Applicant's applications for special use, and pursuant to the authority granted by Section 17-13-0906 of the Chicago Zoning Ordinance, the Zoning Administrator is authorized to permit said special uses SUBJECT TO THE FOLLOWING CONDITIONS: 1) the special uses are issued solely to the applicant, La Casa Norte; 2) the developments are consistent with the design and layout of the plans and drawings, dated July 18, 2024, prepared by LBBA; 3) the facility is exclusively utilized as transitional shelter, to provide short-term, non-congregate emergency housing for youth, aged 18-24, who are experiencing homelessness and as a community center to serve youths, aged 18-24, who are experiencing homelessness; and 4) there are no more than 41 youths residing on-site at the transitional shelter at any time
3. For all the above reasons, the ZBA finds that the Applicant has proved its case by evidence, testimony and the entire record, including the Applicant's proposed Findings of Fact, covering the specific criteria for a variation pursuant to Section 17-13-1107-A, B and C of the Chicago Zoning Ordinance.
4. The ZBA hereby APPROVES the Applicant's application for a variation.

This is a final decision subject to review under the Illinois Administrative Review Law, 735 ILCS 5/3-101 *et seq.*

APPROVED AS TO SUBSTANCE

By:   
Brian Sanchez, Chairman

I, Janine Klich-Jensen, staff person for the ZONING BOARD OF APPEALS, certify that I caused this to be placed in the USPS mail, postage prepaid, on 10/17, 2024.

  
Janine Klich-Jensen

**HEARING PARTICIPANT EXHIBIT**

[Attached]



ZONING BOARD OF APPEALS

JULY 19, 2024

APPEARANCE FORMS

(((PLEASE PRINT CLEARLY)))

SUBJECT PROPERTY **1622 N. California Ave.**

Cal. No. **300-24-S/ 301-24-S/ 302-24-Z**

APPLICANT, ATTORNEY, AND RELATED PARTIES **"FOR"**

NAME	ADDRESS/ZIP CODE (PRINT CLEARLY)	TITLE
Richard Taly	205 Clark #400 60603	Attorney
Terence C. Du	North Ave	Approver
ARRY McILLY	3533 W. NORTH AVE	Related party
Teresa Prim	9855 Michigan 60619	Teresa Prim
Angela Hoplich	3533 W. North Ave 47	Angela Hoplich
Xiomara Rodriguez	2621 W. Crystal Street 60622	
Jose Munoz	3533 W North Ave 60647	Executive Director
Jennifer Stomovich	1625 W Cordill Ave, 60612	Senior project architect
Amy Cornell	5819 W. Belle Plaine 60647	Project Manager

OPPOSITION **"AGAINST"**

NAME	ADDRESS/ZIP CODE (PRINT CLEARLY)	
Emily Moreno	1645 N. Francisco 60647	
Mary D Knopf	1627 N. Mozart St. 60647	
TRAVIS PARIS	1625 N. FRANCISCO AVE, 60647	
Michael Angelo Gurreo	1634 N. Mozart St, 60647	
CHERIE RAMIREZ	1189 N FRANCISCO AVE 60647	
Amy Cosby	2805 W North Ave 60647	
Chris Nolan	2800 W. North Ave, #403 60647	
Jose Medina	1653 N. FRANCISCO 60647	
Matthew Knopf	1622 N Mozart #3N 60647	
DEBORAH ROUSSE	2846 W NORTH AVE 60647	
Amy Kang	1637 N Mozart 60647	
Karin McCormack	1624 N Mozart 60647	

ZONING BOARD OF APPEALS

JULY 19, 2024

APPEARANCE FORMS

(((PLEASE PRINT CLEARLY)))

SUBJECT PROPERTY 1622 N. California

Cal. No. 300-24-5 / 301-24-5 / 302-24-2

APPLICANT, ATTORNEY, AND RELATED PARTIES "FOR"



NAME	ADDRESS/ZIP CODE (PRINT CLEARLY)	TITLE
Kimberly Howard	1615 W Chicago Ave	Director, DFSS
Meredith Muir	121 N. LaJalle / Ste 1000	Program Manager, DOH
Daniel Brown	1215 W Wolcott	Intern, DOH
David Orlikoff	1647 N Mozart	14 <sup>th</sup> District Councilor
Milagros Soto	2550 W. North Ave.	Tenant Organizer
Lucy Farmer	1708 N Tolman Ave	Tenant
Suhithan Sanyal	2550 W. North Ave	Tenant Organizer

OPPOSITION "AGAINST"



NAME	ADDRESS/ZIP CODE (PRINT CLEARLY)
John Sika	2814 W North Ave Chicago, IL 60647

Opposition

<u>Name</u>	<u>Address / Zip</u>
MARTIN GARTZ	1624 N. FRANCISCO Ave 60647
JAMEA. MORALES	1621 N. MOZART ST. 35 CHICAGO 60647
MARVIN RAMIREZ	1659 N FRANCISCO AVE 60647
EVIA MORENO	1645 N. FRANCISCO CHICAGO, IL. 60647.
Nelida Smyser-DeLeon	1650 N. California 60647
Jean Rodriguez	1707 N. MOZART 1653 N Francisco Ave
Fernando Gartz	4556 W. Roosevelt 60647 Chicago, IL 60624
Cristian Guerrero	1634 N. Mozart St 60647 Chicago IL



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

**APPLICANT:** Charlie and Kathy Baggs **Cal. No.:** 303-24-Z  
**APPEARANCE FOR:** Richard Toth **MINUTES OF MEETING:**  
**APPEARANCE AGAINST:** None July 19, 2024  
**PREMISES AFFECTED:** 2573 N. Clark Street

**NATURE OF REQUEST:** Application for a variation to reduce the rear setback from the required 30' to zero for a proposed one car accessory garage to serve an existing residential building.

**ACTION OF BOARD - VARIATION GRANTED**

**THE VOTE**

**ZBA**  
  
**AUG 19 2024**  
  
 CITY OF CHICAGO  
 ZONING BOARD  
 OF APPEALS

BRIAN SANCHEZ  
 ANGELA BROOKS  
 ANN MACDONALD  
 ADRIAN SOTO  
 SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 19, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on July 3, 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 for a proposed one car accessory garage to serve an existing residential 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 a 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 8/19/24

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

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

**APPLICANT:** Starbucks Corporation Cal. No.304-24-S

**APPEARANCE FOR:** Paul Kolpak **MINUTES OF MEETING:**  
July 19, 2024

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 8353 W. Irving Park Road

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

**ACTION OF BOARD – APPLICATION APPROVED**

**THE VOTE**

**ZBA**

**AUG 19 2024**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ  
ANGELA BROOKS  
ANN MACDONALD  
ADRIAN SOTO  
SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
RECUSED		
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 July 19, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on July 3, 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 single lane drive-through to serve a proposed fast-food restaurant; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony has offered that the use complies with all the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s) provided: 1) the special use is issued solely to the applicant, Starbucks Corporation, and the development is consistent with the design and layout of the design and layout of the Floor Plan, Plan Details, and Elevations, dated March 22, 2024, and the Preliminary Interior Layout, dated July 18, 2024, prepared by Agama Designs Architecture, and the Geometric Plan, Landscape Plan, Landscape Details and Specifications, dated July 12, 2024, and Delivery Truck Circulation Plan, dated July 16, 2024, prepared by Watermark Engineering Resources, except as amended by the following conditions; 2) prior o issuance of any building permits, the applicant submits updated site plans for review and approval by the Department of Planning and Development showing the two parking spaces in front of trash enclosure are removed to provide clear access for trash pick up, the emergency exit lane from the drive through to the parking area is reduced to no more than 12ft and aligned with northbound travel lane of the drive aisle, the ornamental fencing is removed around the patio area, and the patio shows standing tables; and 3) prior to issuances of any building permits, the applicant submits a final code-compliant landscape plan including all parkway landscaping and associated details and notes, for review and approval by city forester.

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 8/19, 2024

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



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

**APPLICANT:** C & R Holdings Grow, LLC Cal. No.305-24-S  
**APPEARANCE FOR:** Timothy Barton **MINUTES OF MEETING:** July 19, 2024  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 3300 W. Franklin Boulevard

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

**ACTION OF BOARD – APPLICATION APPROVED**

**THE VOTE**

**ZBA**

**AUG 19 2024**

**CITY OF CHICAGO  
 ZONING BOARD  
 OF APPEALS**

BRIAN SANCHEZ  
 ANGELA BROOKS  
 ANN MACDONALD  
 ADRIAN SOTO  
 SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 19, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on July 3, 2024; and

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

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s) provided: (1) the special use is issued solely to the applicant, C & R Holdings Grow, LLC.; (2) no retail sales, samples, or physical product displays or stock are allowed at this facility; (3) no cannabis dispensary, cannabis cultivation center, cannabis craft grower nor cannabis processor activities are allowed under this special use permit (*processor activities being sought under companion special use, via ZBA #306-24-S*); (4) the development is consistent with the design and layout of the Cover Sheet, Code Matrix and Notes, Previously Approved Site, Landscape & Area of Work Location Plan, Previously Approved Partial 1<sup>st</sup> Floor Plan Infusion, and Previously Approved Work Area Building Sections, Version 4, dated July 19, 2024, and the Previously Approved 1<sup>st</sup> & 2<sup>nd</sup> Floor Plans, Remodeled Partial 1<sup>st</sup> Floor Plan – Processing Rooms, Cannabis Products Flow Plan – Processing, and Previously Approved Partial Building Elevations & Details, Version 3, dated July 19, 2024, prepared by Main Architecture, except as amended by the following conditions, and the Odor Control Plan, revised June 20, 2024, prepared by Building Engineering Systems, except as amended by the following conditions; (5) details and final design for the odor control system and components, including but not limited to: the size, type, and location of equipment, including but not limited to: packed bed carbon absorption system, filters, roof top mechanical units and exterior system exhaust, etc. and details on the design and location of the airlocks, system layout, etc. are prepared by a qualified engineer and reviewed and approved by Chicago Department of Public Health (CDPH) prior to issuance of any building permits; (6) a fully detailed written Final Odor Control Plan, with updates, as needed, to include packed bed carbon absorption system, detailing the proposed systems, operations, maintenance schedule, and proposed remedies to address any system failures as well as any additional details requested by CDPH, prepared by a qualified engineer, is submitted for review and approval by CDPH, prior to issuance of any building permits; and 7) the final equipment locations to be reviewed/approved by CDPH at time of final building permit review, to ensure equipment is accessible to inspectors.

**APPROVED AS TO SUBSTANCE**

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 8/19, 2024.

**CHAIRMAN**



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

**APPLICANT:** C & R Holdings Grow, LLC Cal. No.306-24-S  
**APPEARANCE FOR:** Timothy Barton **MINUTES OF MEETING:**  
July 19, 2024  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 3300 W. Franklin Boulevard

**NATURE OF REQUEST:** Application for a special use to establish a cannabis processor facility.  
**ACTION OF BOARD – APPLICATION APPROVED** **THE VOTE**

**ZBA**  
  
**AUG 19 2024**  
  
 CITY OF CHICAGO  
 ZONING BOARD  
 OF APPEALS

BRIAN SANCHEZ  
 ANGELA BROOKS  
 ANN MACDONALD  
 ADRIAN SOTO  
 SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 19, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on July 3, 2024; and


WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a cannabis processor 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, C & R Holdings Grow, LLC.; (2) no retail sales, samples, or physical product displays or stock are allowed at this facility; (3) no cannabis dispensary, cannabis cultivation center, cannabis craft grower nor cannabis processor activities are allowed under this special use permit (*processor activities being sought under companion special use, via ZBA #306-24-S*); (4) the development is consistent with the design and layout of the Cover Sheet, Code Matrix and Notes, Previously Approved Site, Landscape & Area of Work Location Plan, Previously Approved Partial 1<sup>st</sup> Floor Plan Infusion, and Previously Approved Work Area Building Sections, Version 4, dated July 19, 2024, and the Previously Approved 1<sup>st</sup> & 2<sup>nd</sup> Floor Plans, Remodeled Partial 1<sup>st</sup> Floor Plan – Processing Rooms, Cannabis Products Flow Plan – Processing, and Previously Approved Partial Building Elevations & Details, Version 3, dated July 19, 2024, prepared by Main Architecture, except as amended by the following conditions, and the Odor Control Plan, revised June 20, 2024, prepared by Building Engineering Systems, except as amended by the following conditions; (5) details and final design for the odor control system and components, including but not limited to: the size, type, and location of equipment, including but not limited to: packed bed carbon absorption system, filters, roof top mechanical units and exterior system exhaust, etc. and details on the design and location of the airlocks, system layout, etc. are prepared by a qualified engineer and reviewed and approved by Chicago Department of Public Health (CDPH) prior to issuance of any building permits; (6) a fully detailed written Final Odor Control Plan, with updates, as needed, to include packed bed carbon absorption system, detailing the proposed systems, operations, maintenance schedule, and proposed remedies to address any system failures as well as any additional details requested by CDPH, prepared by a qualified engineer, is submitted for review and approval by CDPH, prior to issuance of any building permits; and 7) the final equipment locations to be reviewed/approved by CDPH at time of final building permit review, to ensure equipment is accessible to inspectors.

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 8/19, 2024.

**APPROVED AS TO SUBSTANCE**

  
**CHAIRMAN**

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

**APPLICANT:** Boulder Real Estate Group, LLC **Cal. No.:** 307-24-Z  
**APPEARANCE FOR:** Paul Kolpak **MINUTES OF MEETING:** July 19, 2024  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 4357 S. Calumet Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the number of required off-street parking spaces from two to zero for the conversion of an existing two-story front residential building with one dwelling unit and seven SRO units to a three dwelling unit building which is located within 2,640' from a CTA rail station.

**ACTION OF BOARD - VARIATION GRANTED**

**THE VOTE**

**ZBA**

**AUG 19 2024**

**CITY OF CHICAGO  
 ZONING BOARD  
 OF APPEALS**

BRIAN SANCHEZ  
 ANGELA BROOKS  
 ANN MACDONALD  
 ADRIAN SOTO  
 SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 19, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on July 3, 2024; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the number of required off-street parking spaces to zero for the conversion of an existing two-story front residential building with one dwelling unit and seven SRO units to a three dwelling unit building which is located within 2,640' from a CTA rail station; an additional variation was granted to the subject property in Cal. No. 308-24-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 a 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 8/19/24.

**APPROVED AS TO SUBSTANCE**

*[Signature]*  
**CHAIRMAN**



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

**APPLICANT:** Boulder Real Estate Group, LLC **Cal. No.:** 308-24-Z

**APPEARANCE FOR:** Paul Kolpak **MINUTES OF MEETING:**

July 19, 2024

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 4357 S. Calumet Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the rear yard open spaces from the required 144 square feet to zero for a proposed rear porch and the conversion of an existing two-story front residential building with one dwelling unit and seven SRO units to a three dwelling unit building which is located within 2,640' from a CTA rail station.

**ACTION OF BOARD - VARIATION GRANTED**

**THE VOTE**

**ZBA**

**AUG 19 2024**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ  
ANGELA BROOKS  
ANN MACDONALD  
ADRIAN SOTO  
SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 19, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on July 3, 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 spaces to zero for a proposed rear porch and the conversion of an existing two-story front residential building with one dwelling unit and seven SRO units to a three dwelling unit building which is located within 2,640' from a CTA rail station; an additional variation was granted to the subject property in Cal. No. 307-24-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 a 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 8/19, 2024

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



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

**APPLICANT:** K Town BCP, LLC

Cal. No.309-24-S

**APPEARANCE FOR:** Angela Spears

**MINUTES OF MEETING:**  
July 19, 2024

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 4720 W. Fifth Avenue

**NATURE OF REQUEST:** Application for a special use to establish a non-required accessory parking lot.

**ACTION OF BOARD – Continued to August 16, 2024 at 2:00pm.**

**ZBA**

**AUG 19 2024**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ  
ANGELA BROOKS  
ANN MACDONALD  
ADRIAN SOTO  
SWATHY STALEY

**THE VOTE**

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

**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:**  
July 19, 2024  
**APPEARANCE AGAINST:** None  
**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 – APPLICATION APPROVED** **THE VOTE**

**ZBA**

AUG 19 2024

CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

BRIAN SANCHEZ  
ANGELA BROOKS  
ANN MACDONALD  
ADRIAN SOTO  
SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

**THE RESOLUTION:**


WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 19, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on October 5, 2023; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a 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; a variation was also granted to the subject property in Cal. No. 396-23-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: 1) the special use is issued solely to the applicant, Chicagoland Materials, LLC; 2) the development is consistent with the design and layout of the Site Plan (Sheet T1), dated July 2, 2024, and the Demo Plan (Sheet D1), Proposed Plan (Sheet A1), Landscape Plan ( Sheet L1), and Sheet L2 (Landscape Details) dated July 8, 2024, prepared by IPSA Architectural Design, except as otherwise amended by the following conditions; and Mitigation Measures, dated July 19, 2024, prepared by Tim Barton, 3) prior to issuance of any building permits, the final plans and design of the site improvements are reviewed and approved by Chicago Department of Public Health (CDPH) for compliance with CDPH’s Reprocessable Construction/Demolition Material Facility Rules; 4) there is no on-site reprocessing of construction / demolition materials; 5) prior to issuance of final occupancy permits for the proposed recycling use, the applicant obtains a Class V recycling facility permit from CDPH, 6) prior to issuance of any building permits, the applicant files final plans and design for the proposed drainage system, retaining walls and/or alternative method of erosion control, dust control, along with exact location of and details for required 8 ft high fence with mesh screen, for review and approval by CDPH, prior to issuance of any building permits; and 7) prior to issuance of any building permits, the applicant files for any and all required grant(s) of privilege (GOP) from Business Affairs and Consumer Protection to utilize designated portions of the public right of way along South Kolmar Avenue to occupy such areas and for installation of any permanent fencing, site improvements, erosion control measure, etc. and has received final approvals for all such occupancy and/or improvements and GOP(s) prior to issuance of certificates of occupancy.

Page 44 of 59

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

**APPROVED AS TO SUBSTANCE**  
  
**CHAIRMAN**  
 8/19

20  




**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:**  
July 19, 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 - VARIATION GRANTED**

**THE VOTE**

**ZBA**

**AUG 19 2024**

CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

BRIAN SANCHEZ  
ANGELA BROOKS  
ANN MACDONALD  
ADRIAN SOTO  
SWATHY STALEY

	AFFIRMATIVE	NEGATIVE	ABSENT
BRIAN SANCHEZ	X		
ANGELA BROOKS	X		
ANN MACDONALD	X		
ADRIAN SOTO	X		
SWATHY STALEY	X		

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 19, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on October 23, 2023; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to eliminate ornamental fencing and retain 304 linear feet of chain link fence along vehicular use area (material storage yard frontage); a special use was also approved for the subject property in Cal. No. 395-23-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 a 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: 1) the special use is issued solely to the applicant, Chicagoland Materials, LLC; 2) the development is consistent with the design and layout of the Site Plan (Sheet T1), dated July 2, 2024, and the Demo Plan (Sheet D1), Proposed Plan (Sheet A1), Landscape Plan ( Sheet L1), and Sheet L2 (Landscape Details) dated July 8, 2024, prepared by IPSA Architectural Design, except as otherwise amended by the following conditions; and Mitigation Measures, dated July 19, 2024, prepared by Tim Barton, 3) prior to issuance of any building permits, the final plans and design of the site improvements are reviewed and approved by Chicago Department of Public Health (CDPH) for compliance with CDPH's Reprocessable Construction/Demolition Material Facility Rules; 4) there is no on-site reprocessing of construction / demolition materials; 5) prior to issuance of final occupancy permits for the proposed recycling use, the applicant obtains a Class V recycling facility permit from CDPH, 6) prior to issuance of any building permits, the applicant files final plans and design for the proposed drainage system, retaining walls and/or alternative method of erosion control, dust control, along with exact location of and details for required 8 ft high fence with mesh screen, for review and approval by CDPH, prior to issuance of any building permits; and 7) prior to issuance of any building permits, the applicant files for any and all required grant(s) of privilege (GOP) from Business Affairs and Consumer Protection to utilize designated portions of the public right of way along South Kolmar Avenue to occupy such areas and for installation of any permanent fencing, site improvements, erosion control measure, etc. and has received final approvals for all such occupancy and/or improvements and GOP(s) prior to issuance of certificates of occupancy.

**APPROVED AS TO SUBSTANCE**

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

Page 45 of 59

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 8/19, 2024.

  
**CHAIRMAN**



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

**APPLICANT:** PH Chicago, LLC

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

**APPEARANCE FOR:** Sara Barnes

**MINUTES OF MEETING:**  
July 19, 2024

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 1854 N. Howe Street

**NATURE OF REQUEST:** Application for a variation to reduce the north and south side setbacks from 2' to 1' each, combined side yard setback from 4.4' to 2' for a proposed three-story, single-family residence with rooftop deck partially covered pergola 10' high, rooftop stair way and elevator enclosure and first floor open rear deck 4' high.

**ACTION OF BOARD - VARIATION WITHDRAWN**

**ZBA**

**AUG 19 2024**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ  
ANGELA BROOKS  
ANN MACDONALD  
ADRIAN SOTO  
SWATHY STALEY

**THE VOTE**

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

**APPROVED AS TO SUBSTANCE**



**CHAIRMAN**

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

**APPLICANT:** Timothy Friese **Cal. No.:** 135-24-Z  
**APPEARANCE FOR:** Frederick Agustin **MINUTES OF MEETING:** July 19, 2024  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 3016 N. Troy Street

**NATURE OF REQUEST:** Application for a variation to reduce the north side setback from the required 2' to zero (south to be 2'), combined side yard setback from 5' to 2' for an as built third story addition and a new rear second story deck and stairs on the existing three-story, single-family residence and rear first story deck to convert to two dwelling units.

**ACTION OF BOARD - VARIATION GRANTED**

**ZBA**

**AUG 19 2024**

**CITY OF CHICAGO  
 ZONING BOARD  
 OF APPEALS**

BRIAN SANCHEZ  
 ANGELA BROOKS  
 ANN MACDONALD  
 ADRIAN SOTO  
 SWATHY STALEY

**THE VOTE**

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 19, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on April 4, 2024; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the north side setback to zero (south to be 2'), combined side yard setback to 2' for an as built third story addition and a new rear second story deck and stairs on the existing three-story, single-family residence and rear first story deck to convert to two dwelling units; 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 a 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 8/19/24.

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

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

**APPLICANT:** Starbucks Corporation Cal. No.180-24-S  
**APPEARANCE FOR:** Marc Smith / Matthew Payne **MINUTES OF MEETING:**  
**APPEARANCE AGAINST:** None July 19, 2024  
**PREMISES AFFECTED:** 6350 N. Broadway

**NATURE OF REQUEST:** Application for a special use to replace an existing Starbucks with a new building and reconfigure a surface parking lot. The new building will also have a one-lane drive-through.

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

**ZBA**

**AUG 19 2024**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ  
ANGELA BROOKS  
ANN MACDONALD  
ADRIAN SOTO  
SWATHY STALEY

**THE VOTE**

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

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



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

**APPLICANT:** 4701 N. Clark St. Inc.  
**APPEARANCE FOR:** Sara Barnes  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 4713 N. Clark Street

**Cal. No.:** 201-24-Z

**MINUTES OF MEETING:**  
July 19, 2024

**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 September 20, 204 at 2:00pm.**

**ZBA**

**AUG 19 2024**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ  
ANGELA BROOKS  
ANN MACDONALD  
ADRIAN SOTO  
SWATHY STALEY

**THE VOTE**

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

**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:**  
**APPEARANCE AGAINST:** None July 19, 2024  
**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 - VARIATION GRANTED**

**THE VOTE**

**ZBA**  
  
 AUG 19 2024  
  
 CITY OF CHICAGO  
 ZONING BOARD  
 OF APPEALS

BRIAN SANCHEZ  
 ANGELA BROOKS  
 ANN MACDONALD  
 ADRIAN SOTO  
 SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 19, 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 zero, rear setback to zero for the proposed division of a lot, convert the existing church to seven dwelling units; an additional variation was granted to the subject property in Cal. No. 207-24-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 a 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 8/19/24.

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

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

**APPLICANT:** Cabrini, LLC  
**APPEARANCE FOR:** Agnes Plecka  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 505 W. Elm Street

**Cal. No.:** 207-24-Z

**MINUTES OF MEETING:**  
July 19, 2024

**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 - VARIATION GRANTED**

**THE VOTE**

**ZBA**  
  
AUG 19 2024  
  
CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

BRIAN SANCHEZ  
ANGELA BROOKS  
ANN MACDONALD  
ADRIAN SOTO  
SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 19, 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 allow an alternative compliance with the building on-site open space standards to allow an existing church to be converted to seven dwelling units; an additional variation was granted to the subject property in Cal. No. 206-24-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 a 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 8/19/24, 2024.

**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:**  
July 19, 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 - VARIATION GRANTED**

**THE VOTE**

**ZBA**

**AUG 19 2024**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ  
ANGELA BROOKS  
ANN MACDONALD  
ADRIAN SOTO  
SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		


WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 19, 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 12.5', rear setback to zero for a proposed five-story, twelve dwelling unit building with nine parking spaces. This is a transit served location; another variation was granted to the subject property in Cal. No. 209-24-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 a 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 8/19/24.

**APPROVED AS TO SUBSTANCE**  
  
**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:**  
July 19, 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 - VARIATION GRANTED**

**THE VOTE**

**ZBA**

**AUG 19 2024**

CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

BRIAN SANCHEZ  
ANGELA BROOKS  
ANN MACDONALD  
ADRIAN SOTO  
SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 19, 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 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; another variation was granted to the subject property in Cal. No. 208-24-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 a 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 8/19/24.

**APPROVED AS TO SUBSTANCE**

  
**CHAIRMAN**

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

**APPLICANT:** NA Builders, Inc. Cal. No.222-24-S  
**APPEARANCE FOR:** Paul Kolpak **MINUTES OF MEETING:**  
**APPEARANCE AGAINST:** None July 19, 2024  
**PREMISES AFFECTED:** 511-13 S. California Avenue

**NATURE OF REQUEST:** Application for a special use to establish a new gas station with a convenience store.

**ACTION OF BOARD – Continued to August 16, 2024 at 2:00pm.**

**ZBA**

**AUG 19 2024**

CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

BRIAN SANCHEZ  
ANGELA BROOKS  
ANN MACDONALD  
ADRIAN SOTO  
SWATHY STALEY

**THE VOTE**

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

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



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

**APPLICANT:** NA Builders, Inc. Cal. No.223-24-Z

**APPEARANCE FOR:** Paul Kolpak **MINUTES OF MEETING:**  
July 19, 2024

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 511-13 S. California Avenue

**NATURE OF REQUEST:** Application for a variation to reduce minimum lot area from the required 20,000 square feet to 18,750 square feet for a proposed gas station with a convenience store.

**ACTION OF BOARD – Continued to August 16, 2024 at 2:00pm.**

**ZBA**

AUG 19 2024

CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

BRIAN SANCHEZ  
ANGELA BROOKS  
ANN MACDONALD  
ADRIAN SOTO  
SWATHY STALEY

**THE VOTE**

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

**APPROVED AS TO SUBSTANCE**



**CHAIRMAN**

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

**APPLICANT:** Wenho Yang

**Cal. No.:** 237-24-Z

**APPEARANCE FOR:** Jordan Matyas

**MINUTES OF MEETING:**  
July 19, 2024

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 3119 W. Moffat Street

**NATURE OF REQUEST:** Application for a variation to reduce the west side setback from the required 2' to zero (east to be 2.88'), combined side yard setback from 5' to 3.1' for a proposed third floor dormer addition that will follow the walls of the existing walls of the existing three-story, two- dwelling unit building.

**ACTION OF BOARD - VARIATION GRANTED**

**THE VOTE**

**ZBA**  
  
AUG 19 2024  
  
CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

BRIAN SANCHEZ  
ANGELA BROOKS  
ANN MACDONALD  
ADRIAN SOTO  
SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 19, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on June 6, 2024; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the west side setback to zero (east to be 2.88'), combined side yard setback to 3.1' for a proposed third floor dormer addition that will follow the walls of the existing walls of the existing three-story, two- dwelling unit building; three additional variations were granted to the subject property in Cal. Nos. 238-24-Z, 239-24-Z, and 240-24-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 a 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 \_\_\_\_\_, 2024.

**APPROVED AS TO SUBSTANCE**

**CHAIRMAN**

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

**APPLICANT:** Wenho Yang

**Cal. No.:** 238-24-Z

**APPEARANCE FOR:** Jordan Matyas

**MINUTES OF MEETING:**  
July 19, 2024

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 3119 W. Moffat Street

**NATURE OF REQUEST:** Application for a variation to increase the building height from the maximum 30' to 33' for a proposed third floor dormer addition to an existing three-story, two dwelling unit building.

**ACTION OF BOARD - VARIATION GRANTED**

**THE VOTE**

**ZBA**

**AUG 19 2024**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ  
ANGELA BROOKS  
ANN MACDONALD  
ADRIAN SOTO  
SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

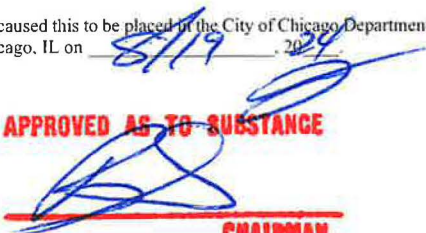
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 19, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on June 6, 2024; and

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 33' for a proposed third floor dormer addition to an existing three-story, two dwelling unit building; three additional variations were granted to the subject property in Cal. Nos. 237-24-Z, 239-24-Z, and 240-24-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 a 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 8/19/24.

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



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

**APPLICANT:** Wenho Yang

**Cal. No.:** 239-24-Z

**APPEARANCE FOR:** Jordan Matyas

**MINUTES OF MEETING:**  
July 19, 2024

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 3119 W. Moffat Street

**NATURE OF REQUEST:** Application for a variation to increase the maximum coach house height from 22' to 23.06 for a proposed coach house.

**ACTION OF BOARD - VARIATION GRANTED**

**THE VOTE**

**ZBA**

**AUG 19 2024**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ  
ANGELA BROOKS  
ANN MACDONALD  
ADRIAN SOTO  
SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 19, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on June 6, 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 maximum coach house height to 23.06 for a proposed coach house; three additional variations were granted to the subject property in Cal. Nos. 237-24-Z, 238-24-Z, and 240-24-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 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 8/19/24.

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

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

**APPLICANT:** Wenho Yang

**Cal. No.:** 240-24-Z

**APPEARANCE FOR:** Jordan Matyas

**MINUTES OF MEETING:**  
July 19, 2024

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 3119 W. Moffat Street

**NATURE OF REQUEST:** Application for a variation to increase the maximum area of a rear yard accessory structure in the required rear setback from 537.75 square feet to 588 square feet for a proposed coach house.

**ACTION OF BOARD - VARIATION GRANTED**

**THE VOTE**

**ZBA**  
  
**AUG 19 2024**  
  
CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

BRIAN SANCHEZ  
ANGELA BROOKS  
ANN MACDONALD  
ADRIAN SOTO  
SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		


WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 19, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on June 6, 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 maximum area of a rear yard accessory structure in the required rear setback to 588 square feet for a proposed coach house; three additional variations were granted to the subject property in Cal. Nos. 237-24-Z, 238-24-Z, and 239-24-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 a 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 8/19/24

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