

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

APPLICANT: Brett and Wanda Evangelista

APPEARANCE FOR: Same as Applicant

APPEARANCE AGAINST: None

PREMISES AFFECTED: 5142 N. Rutherford Avenue

Cal. No.: 363-24-Z

MINUTES OF MEETING:
September 20, 2024

NATURE OF REQUEST: Application for a variation to reduce the front setback from the required 22.98' to 16.28', the minimum required north side setback from 4' to 3.33', the minimum required south side setback from 4' to 2.33', for a total combined side setback from 9' to 5.66'; and the minimum required rear setback from 34.65' to 0.68' for a proposed one-story front addition, one-story, rear addition with roof top deck to the existing two-story single-family residence and new detached two car garage with 6' projecting roof on the east elevation accessed by a public alley.*

ACTION OF BOARD - VARIATION GRANTED

THE VOTE



BRIAN SANCHEZ
ANGELA BROOKS
HELEN SHILLER
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 September 20, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on September 5, 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 16.28', the minimum required north side setback to 3.33', the minimum required south side setback to 2.33', for a total combined side setback to 5.66'; and the minimum required rear setback to 0.68' for a proposed one-story front addition, one-story, rear addition with roof top deck to the existing two-story single-family residence and new detached two car garage with 6' projecting roof on the east elevation accessed by a public alley.* 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 11/4/2024

*Scrivener's error

11/4 2024

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: ABM Industry Groups, LLC Cal. No.364-24-S

APPEARANCE FOR: Taler Berbarian **MINUTES OF MEETING:**

APPEARANCE AGAINST: None September 20, 2024

PREMISES AFFECTED: 550 W. Jackson Boulevard

NATURE OF REQUEST: Application for a special use to establish a non-accessory parking garage with sixty parking stalls.

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

ZBA

OCT 21 2024

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ANGELA BROOKS
HELEN SHILLER
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 September 20, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on September 5, 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 parking garage with sixty parking stalls; 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, ABM Industry Groups, LLC, and the development is consistent with the design and layout of the plans and drawings dated July 13, 2022, prepared by Camburas Theodore LTD.

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 10/21 2024

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Toan Ba Le Cal. No.365-24-S

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

APPEARANCE AGAINST: None September 20, 2024

PREMISES AFFECTED: 6237 S. Union Avenue, Suite D & E

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

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

ZBA

OCT 21 2024

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ANGELA BROOKS
HELEN SHILLER
ADRIAN SOTO
SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

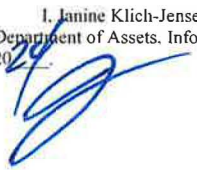
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 20, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on September 5, 2024; and

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

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

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 10/21 2024.



APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Candice Macis dba Salon Aster, LLC Cal. No.366-24-S

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

APPEARANCE AGAINST: None September 20, 2024

PREMISES AFFECTED: 2252 W. North Avenue

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

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

ZBA

OCT 21 2024

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ANGELA BROOKS
HELEN SHILLER
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 September 20, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on September 5, 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 10/21/24.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Dena Oaklander and Travis Meyer

Cal. No.: 368-24-Z

APPEARANCE FOR: Thomas Moore

MINUTES OF MEETING:
September 20, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1936 N. Sedwick Street

NATURE OF REQUEST: Application for a variation to reduce the north and south side setback from 2' to 0.35' and 1.74' and the combined setback from 4.08' to 2.09' for a proposed two-story rear addition and lower-level addition to connect the rear and principal building resulting in a two-story single-family residence.

ACTION OF BOARD – Continued to November 15, 2024 at 2:00pm.

ZBA

OCT 21 2024

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ANGELA BROOKS
HELEN SHILLER
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: Dena Oaklander and Travis Meyer **Cal. No.:** 369-24-Z
APPEARANCE FOR: Thomas Moore **MINUTES OF MEETING:**
APPEARANCE AGAINST: None September 20, 2024
PREMISES AFFECTED: 1936 N. Sedwick Street

NATURE OF REQUEST: Application for a variation to reduce the minimum required diameter of 10' and 155 square feet of rear yard open space to zero square feet for a proposed rear two-story addition and lower-level addition to connect rear and principal buildings in a two-story, single-family residence.

ACTION OF BOARD – Continued to November 15, 2024 at 2:00pm.

THE VOTE

ZBA

OCT 21 2024

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ANGELA BROOKS
HELEN SHILLER
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: Tulga Batsukh Cal. No.370-24-S
APPEARANCE FOR: John Pikarski **MINUTES OF MEETING:**
APPEARANCE AGAINST: None September 20, 2024
PREMISES AFFECTED: 1824 W. Montrose Avenue

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

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

ZBA

OCT 21 2024

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ANGELA BROOKS
HELEN SHILLER
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 September 20, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on September 5, 2024; and

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

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

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

I, ~~Janine Klich-Jensen~~ Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 10/21.



APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Silvia Espinoza

Cal. No.: 371-24-Z

APPEARANCE FOR: John Pikarski

MINUTES OF MEETING:
September 20, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2922 N. Rockwell Street

NATURE OF REQUEST: Application for a variation to reduce the front setback from the required 14.19' to 9.45' for a proposed two-story front porch to an existing two-story, two dwelling unit building with interior alterations and two-story rear addition.

ACTION OF BOARD - VARIATION GRANTED

THE VOTE

ZBA

OCT 21 2024

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANGELA BROOKS
HELEN SHILLER
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 September 20, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on September 5, 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 9.45' for a proposed two-story front porch to an existing two-story, two dwelling unit building with interior alterations and two-story rear addition; 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: Jonathan & Kaley Lambeth

Cal. No.: 372-24-Z

APPEARANCE FOR: Thomas Moore

MINUTES OF MEETING:
September 20, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2024 W. Erie Street

NATURE OF REQUEST: Application for a variation to reduce the rear yard setback from the required 34.02' to 1.60', east side setback from 2' to 0.70' (west to be 2.90'), combined side yard setback from 4.80' to 3.50' for a proposed rear two car garage rood deck to serve a two-story, single-family residence.

ACTION OF BOARD - VARIATION GRANTED

THE VOTE

ZBA

OCT 21 2024

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANGELA BROOKS
HELEN SHILLER
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 September 20, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on September 5, 2024; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the rear yard setback to 1.60', east side setback to 0.70' (west to be 2.90'), combined side yard setback to 3.50' for a proposed rear two car garage rood deck to serve a two-story, single-family residence; an additional variation was granted to the subject property in Cal. No. 373-24-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, CITY HALL, ROOM 905

APPLICANT: Jonathan & Kaley Lambeth

Cal. No.: 373-24-Z

APPEARANCE FOR: Thomas Moore

MINUTES OF MEETING:
September 20, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2024 W. Erie Street

NATURE OF REQUEST: Application for a variation to reduce the required diameter of 12' and 225 square feet of rear yard open space to zero for a proposed rear two car garage with roof deck to serve an existing two-story, single-family residence.

ACTION OF BOARD - VARIATION GRANTED

THE VOTE

ZBA

OCT 21 2024

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANGELA BROOKS
HELEN SHILLER
ADRIAN SOTO
SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

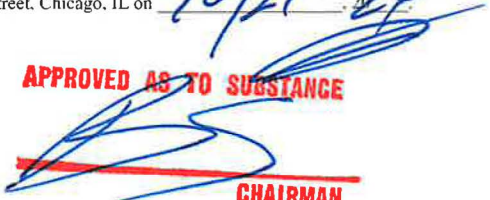
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 20, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on September 5, 2024; and

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 required diameter of 12' and 225 square feet of rear yard open space to zero for a proposed rear two car garage with roof deck to serve an existing two-story, single-family residence; an additional variation was granted to the subject property in Cal. No. 372-24-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 10/21/24.

10/21/24
APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: The Slab Bar-B-Ques, LLC

Cal. No.: 374-24-Z

APPEARANCE FOR: Thomas Moore

MINUTES OF MEETING:
September 20, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1922 E. 71st Street

NATURE OF REQUEST: Application for a variation to reduce the east side reverse corner lot setback abutting an RS1 zone district from 11' to zero for a proposed outdoor patio to serve a proposed general restaurant tenant buildout in an existing building.

ACTION OF BOARD - VARIATION GRANTED

THE VOTE

ZBA

OCT 21 2024

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ANGELA BROOKS
HELEN SHILLER
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 September 20, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on September 5, 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 reverse corner lot setback abutting an RS1 zone district to zero for a proposed outdoor patio to serve a proposed general restaurant tenant buildout in an existing 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 10/21/24.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: John Trice

Cal. No.: 375-24-Z

APPEARANCE FOR: John Klytta

MINUTES OF MEETING:
September 20, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2919-23 W. 36th Street

NATURE OF REQUEST: Application for a variation to reduce the combined side yard setback from the required 5' to 4.6' (west to be 1.9' east to be 2.7') for the division of an improved zoning lot. The existing single-family residence at 2923 W. 36th Street shall remain. A vacant lot is proposed for 2919 W. 36th Street.

ACTION OF BOARD - VARIATION GRANTED

THE VOTE

ZBA

OCT 21 2024

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANGELA BROOKS
HELEN SHILLER
ADRIAN SOTO
SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
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X		

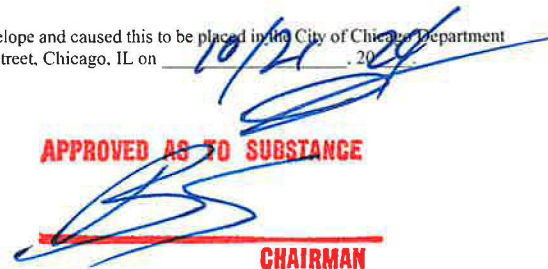
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 20, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on September 5, 2024; and

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 combined side yard setback to 4.6' (west to be 1.9' east to be 2.7') for the division of an improved zoning lot. The existing single-family residence at 2923 W. 36th Street shall remain. A vacant lot is proposed for 2919 W. 36th Street; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential 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 10/21/24.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Sarah Lane **Cal. No.:** 376-24-Z
APPEARANCE FOR: Rolando Acosta **MINUTES OF MEETING:**
APPEARANCE AGAINST: None September 20, 2024
PREMISES AFFECTED: 6126 N. Kirkwood Avenue

NATURE OF REQUEST: Application for a variation to reduce the rear setback from the required 34.74' to 28.48' for a proposed two-story addition to the existing two-story, single-family residence.

ACTION OF BOARD - VARIATION GRANTED

THE VOTE

ZBA

 OCT 21 2024

 CITY OF CHICAGO
 ZONING BOARD
 OF APPEALS

BRIAN SANCHEZ
 ANGELA BROOKS
 HELEN SHILLER
 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 September 20, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on September 5, 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 28.48' for a proposed two-story addition to the existing two-story, single-family residence; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential 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 10/21/24, 2024.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: 1502 N. Hudson, LLC

Cal. No.: 377-24-Z

APPEARANCE FOR: Ximena Castro

MINUTES OF MEETING:
September 20, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1502 N. Hudson Avenue

NATURE OF REQUEST: Application for a variation to reduce the rear setback from the required 37.08' to 24', north side setback from 2' to 0.76' (south side setback to be 3.07'), combined side yard setback from 5' to 3.83', for a proposed rear three-story addition with rear raised decks to an existing three-story, three dwelling unit building to be converted to a six-dwelling unit building. This is a transit served location within 2,640' of a CTA rail station.

ACTION OF BOARD - VARIATION GRANTED

THE VOTE

ZBA

OCT 21 2024

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ANGELA BROOKS
HELEN SHILLER
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 September 20, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on September 5, 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 24', north side setback to 0.76' (south side setback to be 3.07'), combined side yard setback to 3.83', for a proposed rear three-story addition with rear raised decks to an existing three-story, three dwelling unit building to be converted to a six-dwelling unit building. This is a transit served location within 2,640' of a CTA rail station; two additional variations were granted to the subject property in Cal. Nos. 378-24-Z and 379-24-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 10/21/2024.

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: 1502 N. Hudson, LLC

Cal. No.: 378-24-Z

APPEARANCE FOR: Ximena Castro

MINUTES OF MEETING:
September 20, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1502 N. Hudson Avenue

NATURE OF REQUEST: Application for a variation to reduce the number of additional parking spaces from two to zero to allow the removal of the existing two-car detached garage for a proposed rear three-story addition with rear raised decks to an existing three-story, three dwelling unit building to be converted to a six-dwelling unit building. This is a transit served location within 2,640' of a CTA rail station.

ACTION OF BOARD - VARIATION GRANTED

THE VOTE

ZBA

OCT 21 2024

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANGELA BROOKS
HELEN SHILLER
ADRIAN SOTO
SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

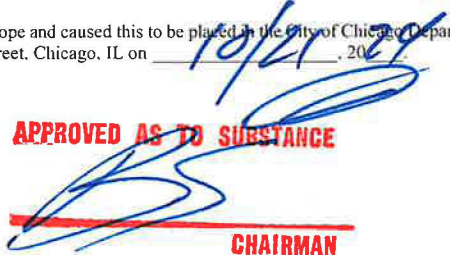
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 20, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on September 5, 2024; and

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 additional parking spaces to zero to allow the removal of the existing two-car detached garage for a proposed rear three-story addition with rear raised decks to an existing three-story, three dwelling unit building to be converted to a six-dwelling unit building. This is a transit served location within 2,640' of a CTA rail station; two additional variations were granted to the subject property in Cal. Nos. 377-24-Z and 379-24-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 10/21/24, 2024.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: 1502 N. Hudson, LLC

Cal. No.: 379-24-Z

APPEARANCE FOR: Ximena Castro

MINUTES OF MEETING:
September 20, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1502 N. Hudson Avenue

NATURE OF REQUEST: Application for a variation to reduce the rear yard open from the required 216 square feet to zero for a proposed rear three-story addition with rear raised decks to an existing three-story, three dwelling unit building to be converted to a six-dwelling unit building. This is a transit served location within 2,640' of a CTA rail station.

ACTION OF BOARD - VARIATION GRANTED

THE VOTE

ZBA

OCT 21 2024

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANGELA BROOKS
HELEN SHILLER
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 September 20, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on September 5, 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 to zero for a proposed rear three-story addition with rear raised decks to an existing three-story, three dwelling unit building to be converted to a six-dwelling unit building. This is a transit served location within 2,640' of a CTA rail station; two additional variations were granted to the subject property in Cal. Nos. 377-24-Z and 378-24-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 10/21/24, 2024.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: National A. Philip Randolph Pullman Porter Museum **Cal. No.:** 380-24-Z
APPEARANCE FOR: Scott Borstein **MINUTES OF MEETING:** September 20, 2024
APPEARANCE AGAINST: None
PREMISES AFFECTED: 10406-08 S. Maryland Avenue

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

ACTION OF BOARD - VARIATION GRANTED

THE VOTE

ZBA

OCT 21 2024

 CITY OF CHICAGO
 ZONING BOARD
 OF APPEALS

BRIAN SANCHEZ
 ANGELA BROOKS
 HELEN SHILLER
 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 September 20, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on September 5, 2024; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to increase the floor area ratio to 1.16 for a proposed three-story rear addition for a three-story cultural exhibit building in a residential district; an additional variation was granted to the subject property in Cal. 381-24-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 10/21/24 2024.


APPROVED AS TO SUBSTANCE
CHAIRMAN

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

APPLICANT: National A. Philip Randolph Pullman Porter Museum **Cal. No.:** 381-24-Z
APPEARANCE FOR: Scott Borstein **MINUTES OF MEETING:**
September 20, 2024
APPEARANCE AGAINST: None
PREMISES AFFECTED: 10406-08 S. Maryland Avenue

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

ACTION OF BOARD - VARIATION GRANTED

THE VOTE

ZBA

OCT 21 2024

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANGELA BROOKS
HELEN SHILLER
ADRIAN SOTO
SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

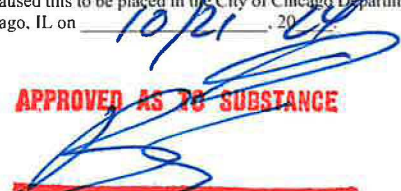
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 20, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on September 5, 2024; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the minimum required rear setback to 29.25', the south side setback to 0.75' (the north side yard to be 11.13') for a total combined side setback to 11.88', for a proposed three-story rear addition for three-story cultural exhibit building in a residential district; an additional variation was granted to the subject property in Cal. 380-24-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 10/21/24 2024.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Catholic Charities of the Archdiocese of Chicago Cal. No.382-24-S

APPEARANCE FOR: Steve Friedland

MINUTES OF MEETING:
September 20, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1900 N. Karlov Avenue

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

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

ZBA

OCT 21 2024

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ANGELA BROOKS
HELEN SHILLER
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 September 20, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on September 5, 2024; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to convert a former three-story, twenty-two senior housing apartment building to shelter for a adults and their children (minors, up to 15 years old); a variation was also granted to the subject property in Cal. No. 383-24-Z; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony has offered that the use complies with all the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s) provided: 1) the special use is issued solely to the applicant, Catholic Charities of the Archdiocese of Chicago; 2) the development is consistent with the design and layout of the plans and drawings dated September 9, 2024, prepared by Red Architects; 3) the facility is exclusively utilized as a transitional shelter; and 4) there are no more than twenty-two (22) adult female clients, with their children (minors up to the age of fifteen), residing on-site at any time.

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 10/21 2024

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Catholic Charities of the Archdiocese of Chicago **Cal. No.:** 383-24-Z

APPEARANCE FOR: Steve Friedland

MINUTES OF MEETING:
September 20, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1900 N. Karlov Avenue

NATURE OF REQUEST: Application for a variation to reduce the number of off-street parking spaces for a transit served location from ten to zero to serve a proposed shelter.

ACTION OF BOARD - VARIATION GRANTED

THE VOTE

ZBA

OCT 21 2024

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANGELA BROOKS
HELEN SHILLER
ADRIAN SOTO
SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

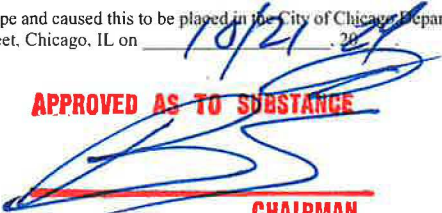
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 20, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on September 5, 2024; and

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 from ten to zero to serve a proposed shelter; a special use was also approved for the subject property in Cal. No. 382-24-S; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential 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, Catholic Charities of the Archdiocese of Chicago; 2) the development is consistent with the design and layout of the plans and drawings dated September 9, 2024, prepared by Red Architects; 3) the facility is exclusively utilized as a transitional shelter; and 4) there are no more than twenty-two (22) adult female clients, with their children (minors up to the age of fifteen), residing on-site at any time.

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 10/21/24.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Manue Martinez **Cal. No.:** 384-24-Z
APPEARANCE FOR: Roberto Martinez **MINUTES OF MEETING:**
September 20, 2024
APPEARANCE AGAINST: None
PREMISES AFFECTED: 5423 S. Lawndale Avenue

NATURE OF REQUEST: Application for a variation to reduce the front setback from the required 5.67' to zero for an as built front 6' tall opaque fence and rolling gate on a lot with an existing single-family residence.

ACTION OF BOARD - VARIATION GRANTED

THE VOTE

ZBA

OCT 21 2024
CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANGELA BROOKS
HELEN SHILLER
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 September 20, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on September 5, 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 for an as built front 6' tall opaque fence and rolling gate on a lot with an existing single-family residence; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential 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 10/21/24.

APPROVED AS TO SUBSTANCE

[Handwritten signature]
CHAIRMAN

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

APPLICANT: Kyle Edward Giannone & Emily Katherine Hill **Cal. No.:** 385-24-Z
APPEARANCE FOR: Mark Kupiec **MINUTES OF MEETING:** September 20, 2024
APPEARANCE AGAINST: None
PREMISES AFFECTED: 1629 W. Foster Avenue

NATURE OF REQUEST: Application for a variation to expand the existing floor area by 139.66 square feet for a proposed rear one-story addition and a third story addition to an existing three-story, three dwelling unit building.

ACTION OF BOARD - VARIATION GRANTED

THE VOTE

ZBA

OCT 21 2024

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANGELA BROOKS
HELEN SHILLER
ADRIAN SOTO
SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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X		

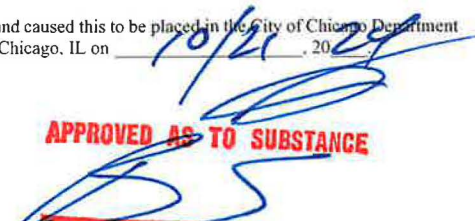
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 20, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on September 5, 2024; and

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 by 139.66 square feet for a proposed rear one-story addition and a third story addition to an existing three-story, three dwelling unit building; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential 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 10/21/24, 2024.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: 2410 Prop Limited

Cal. No.386-24-S

APPEARANCE FOR: Timothy Barton

MINUTES OF MEETING:
September 20, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1150 E. 95th Street

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

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

ZBA

OCT 21 2024

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANGELA BROOKS
HELEN SHILLER
ADRIAN SOTO
SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
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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 September 20, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on September 5, 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 gas station with a convenience store; 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, 2410 Prop Limited, and the development is consistent with the design and layout of the Proposed Site Plan, Landscape Plan, dated September 9, 2024, and the Preliminary Interior Floor Plan and Elevations, dated August 27, 2024, all prepared by WMK.20 LLC.

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 10/21/24.



APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Good Look Studios, LLC Cal. No.387-24-S

APPEARANCE FOR: Frederick Agustin **MINUTES OF MEETING:**

APPEARANCE AGAINST: None September 20, 2024

PREMISES AFFECTED: 806 W. Armitage Avenue

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

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

ZBA

OCT 21 2024

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANGELA BROOKS
HELEN SHILLER
ADRIAN SOTO
SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
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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 September 20, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on September 5, 2024; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a body art service (tattoo) 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, Good Look Studios, LLC.

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 10/21.



APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: C.K.Construction, Inc.

Cal. No.: 388-24-Z

APPEARANCE FOR: James Olguin

MINUTES OF MEETING:
September 20, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 11202-08 S. Christiana Avenue

NATURE OF REQUEST: Application for a variation to reduce the front setback from the required 20' to 16.4', north side setback from 4' to 1.3", (south to be 3.8'), combined side yard setback from 9' to 5.1' for the division of an improved zoning lot. The existing single-family residence at 11206 shall remain. Vacant lots at 11202 and 11208 are proposed.

ACTION OF BOARD – Continued to November 15, 2024 at 2:00pm.

ZBA

OCT 21 2024

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ANGELA BROOKS
HELEN SHILLER
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: Benjamin Pourkhalil

Cal. No.: 389-24-Z

APPEARANCE FOR: Frederick Agustin

MINUTES OF MEETING:
September 20, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1559 N. Wells Street

NATURE OF REQUEST: Application for a variation to reduce the rear setback from the required 30' to zero for a proposed five-story, retail and eight dwelling unit building with one on-site parking space.

ACTION OF BOARD - VARIATION GRANTED

THE VOTE

ZBA

OCT 21 2024

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANGELA BROOKS
HELEN SHILLER
ADRIAN SOTO
SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
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X		

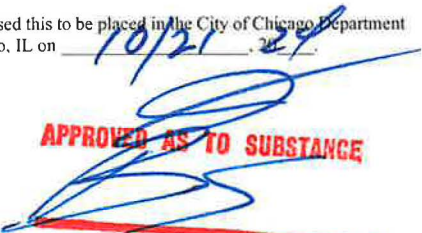
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 20, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on September 5, 2024; and

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 five-story, retail and eight dwelling unit building with one on-site parking space; two additional variations were granted to the subject property in Cal. Nos. 390-24-Z and 391-24-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 10/21/24.


APPROVED AS TO SUBSTANCE
CHAIRMAN

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

APPLICANT: Benjamin Pourkhalil

Cal. No.: 390-24-Z

APPEARANCE FOR: Frederick Agustin

MINUTES OF MEETING:
September 20, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1559 N. Wells Street

NATURE OF REQUEST: Application for a variation to increase the building from the maximum height of 50' to 53'-8" for a proposed five-story retail and eight dwelling unit building with one on-site parking space.

ACTION OF BOARD - VARIATION GRANTED

THE VOTE

ZBA

OCT 21 2024

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ANGELA BROOKS
HELEN SHILLER
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 September 20, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on September 5, 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 to 53'-8" for a proposed five-story retail and eight dwelling unit building with one on-site parking space; two additional variations were granted to the subject property in Cal. Nos. 389-24-Z and 391-24-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 10/21/24, 20

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Benjamin Pourkhalil

Cal. No.: 391-24-Z

APPEARANCE FOR: Frederick Agustin

MINUTES OF MEETING:
September 20, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1559 N. Wells Street

NATURE OF REQUEST: Application for a variation to reduce the parking from eight spaces to one space for a proposed five-story retail and eight dwelling unit building in a transit served location with one on-site parking space.

ACTION OF BOARD - VARIATION GRANTED

THE VOTE

ZBA

OCT 21 2024

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANGELA BROOKS
HELEN SHILLER
ADRIAN SOTO
SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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X		
X		

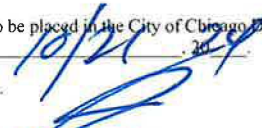

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 20, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on September 5, 2024; and

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 parking to one space for a proposed five-story retail and eight dwelling unit building in a transit served location with one on-site parking space; two additional variations were granted to the subject property in Cal. Nos. 389-24-Z and 390-24-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 10/21/24.


APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Kevin Coonan and Andrea Kartley

Cal. No.: 392-24-Z

APPEARANCE FOR: Agnes Plecka

MINUTES OF MEETING:
September 20, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2329 W. Charleston Street

NATURE OF REQUEST: Application for a variation to increase the floor area from 3,074 square feet to 3,254 square feet for a proposed one-story rear addition to an existing three-story, two- dwelling unit building to be converted to a single-family residence.

ACTION OF BOARD - VARIATION GRANTED

THE VOTE

ZBA

OCT 21 2024

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANGELA BROOKS
HELEN SHILLER
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 September 20, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on September 5, 2024; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to increase the floor area to 3,254 square feet for a proposed one-story rear addition to an existing three-story, two- dwelling unit building to be converted to a single-family residence; two additional variations were granted to the subject property in Cal. Nos. 393-24-Z and 394-24-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 10/21/24 2024.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Kevin Coonan and Andrea Kartley

Cal. No.: 393-24-Z

APPEARANCE FOR: Agnes Plecka

MINUTES OF MEETING:
September 20, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2329 W. Charleston Street

NATURE OF REQUEST: Application for a variation to reduce the rear yard open space from the required 225 square feet to zero for a proposed one-story rear addition to an existing three-story, two dwelling to be converted to a single-family residence.

ACTION OF BOARD - VARIATION GRANTED

THE VOTE

ZBA

OCT 21 2024

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANGELA BROOKS
HELEN SHILLER
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 September 20, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on September 5, 2024; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the rear yard open space to zero for a proposed one-story rear addition to an existing three-story, two dwelling to be converted to a single-family residence; two additional variations were granted to the subject property in Cal. Nos. 392-24-Z and 394-24-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 10/21/24, 2024

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Kevin Coonan and Andrea Kartley

Cal. No.: 394-24-Z

APPEARANCE FOR: Agnes Plecka

MINUTES OF MEETING:
September 20, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2329 W. Charleston Street

NATURE OF REQUEST: Application for a variation to reduce the west side setback from the required 2' to 1.42' (east to be 2.28'), combined side yard setback from 4.82' to 3.7' for a proposed one-story rear addition to an existing three-story, two dwelling unit building to be converted to a single-family residence.

ACTION OF BOARD - VARIATION GRANTED

THE VOTE

ZBA

OCT 21 2024

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ANGELA BROOKS
HELEN SHILLER
ADRIAN SOTO
SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
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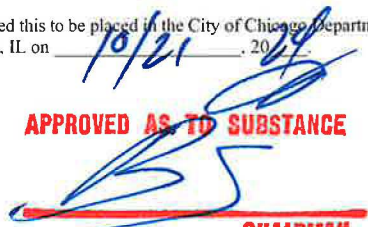
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 20, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on September 5, 2024; and

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 1.42' (east to be 2.28'), combined side yard setback to 3.7' for a proposed one-story rear addition to an existing three-story, two dwelling unit building to be converted to a single-family residence; two additional variations were granted to the subject property in Cal. Nos. 392-24-Z and 393-24-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 10/21, 2024.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Jose Esduardo Ostorga Flores dba Lalo's Barber Shop Cal. No.396-24-S

APPEARANCE FOR: Same as Applicant

MINUTES OF MEETING:
September 20, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3140 W. 25th Street

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

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

ZBA

OCT 21 2024

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANGELA BROOKS
HELEN SHILLER
ADRIAN SOTO
SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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THE RESOLUTION:

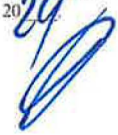
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 20, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on September 5, 2024; and

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

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

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 10/21/24.



APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Uprising Theater **Cal. No.:** 397-24-Z
APPEARANCE FOR: Same as Applicant **MINUTES OF MEETING:**
September 20, 2024
APPEARANCE AGAINST: None
PREMISES AFFECTED: 2905 N. Milwaukee Avenue

NATURE OF REQUEST: Application for a variation to establish a public place of amusement license to provide live theater, film screening, small concerts, private party room rental, live music and DJ which is within 125' of a residential zoning district.

ACTION OF BOARD - VARIATION GRANTED

THE VOTE

ZBA

 OCT 21 2024

 CITY OF CHICAGO
 ZONING BOARD
 OF APPEALS

BRIAN SANCHEZ
 ANGELA BROOKS
 HELEN SHILLER
 ADRIAN SOTO
 SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

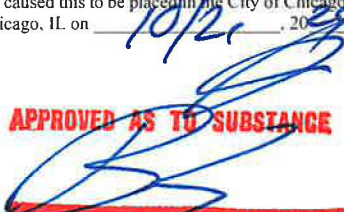
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 20, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on September 5, 2024; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to establish a public place of amusement license to provide live theater, film screening, small concerts, private party room rental, live music and DJ which is within 125' of a residential zoning district; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

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

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 10/21/24, 2024

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Metric Kedzie, LLC Cal. No.398-24-S
APPEARANCE FOR: Lawrence Lusk **MINUTES OF MEETING:**
APPEARANCE AGAINST: None September 20, 2024
PREMISES AFFECTED: 3110 N. Kedzie Avenue

NATURE OF REQUEST: Application for a special use to establish an outdoor patio at grade within 660' of an intensive manufacturing use in an existing one-story limited manufacturing and limited restaurant building.

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

ZBA

OCT 21 2024

CITY OF CHICAGO
 ZONING BOARD
 OF APPEALS

BRIAN SANCHEZ
 ANGELA BROOKS
 HELEN SHILLER
 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 September 20, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on September 5, 2024; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish an outdoor patio at grade within 660' of an intensive manufacturing use in an existing one-story limited manufacturing and limited restaurant building; a variation was also granted to the subject property in Cal. No. 399-24-Z; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony has offered that the use complies with all the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s) provided: the special use is issued solely to the applicant, Metric Kedzie LLC, and the development is consistent with the design and layout of the plans and drawings, dated September 20, 2024, all prepared by Silvestro Design Operations.

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

I, Liamine 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 10/21 2024.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Metric Kedzie, LLC

Cal. No.: 399-24-Z

APPEARANCE FOR: Lawrence Lusk

MINUTES OF MEETING:
September 20, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3110 N. Kedzie Avenue

NATURE OF REQUEST: Application for a variation to reduce the minimum required number of off-street parking spaces for a transit served location from six to two for the expansion of a limited restaurant with an outdoor patio at grade located on a CTA bus corridor.

ACTION OF BOARD - VARIATION GRANTED

THE VOTE

ZBA

OCT 21 2024

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANGELA BROOKS
HELEN SHILLER
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 September 20, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on September 5, 2024; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the minimum required number of off-street parking spaces for a transit served location to two for the expansion of a limited restaurant with an outdoor patio at grade located on a CTA bus corridor; a special use was also approved for the subject property in Cal. No.398-24-S; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential 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: the special use is issued solely to the applicant, Metric Kedzie LLC, and the development is consistent with the design and layout of the plans and drawings, dated September 20, 2024, all prepared by Silvestro Design Operations.

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 10/21/24, 2024.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: John Barry and Daniel Otto

Cal. No.: 400-24-Z

APPEARANCE FOR: Lawrence Lusk

MINUTES OF MEETING:
September 20, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1531 W. Glenlake Avenue

NATURE OF REQUEST: Application for a variation to reduce the west side setback from 4' to 1.64' (east side setback to be 5.18'), combined side yard setback from 9' to 6.82' for a third-floor dormer addition and a second-floor single family residence being renovated with an as-built first floor open deck.

ACTION OF BOARD - VARIATION GRANTED

THE VOTE

ZBA

OCT 21 2024

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANGELA BROOKS
HELEN SHILLER
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 September 20, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on September 5, 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 1.64' (east side setback to be 5.18'), combined side yard setback to 6.82' for a third-floor dormer addition and a second-floor single family residence being renovated with an as-built first floor open deck; an additional variation was also granted to the subject property in Cal. No. 401-24-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 10/21/24, 2024.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: John Barry and Daniel Otto

Cal. No.: 401-24-Z

APPEARANCE FOR: Lawrence Lusk

MINUTES OF MEETING:
September 20, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1531 W. Glenlake Avenue

NATURE OF REQUEST: Application for a variation to increase the maximum building height from 30' to 32' for a proposed third floor dormer addition and a second-floor, upper story rear addition on to an existing two-story, single-family residence.

ACTION OF BOARD - VARIATION GRANTED

THE VOTE

ZBA

OCT 21 2024

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ANGELA BROOKS
HELEN SHILLER
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 September 20, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on September 5, 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 building height to 32' for a proposed third floor dormer addition and a second-floor, upper story rear addition on to an existing two-story, single-family residence; an additional variation was also granted to the subject property in Cal. No. 400-24-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 10/21/24, 20

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Thomas and Rebecca Ansen-Wilson **Cal. No.:** 402-24-Z
APPEARANCE FOR: Thomas Moore **MINUTES OF MEETING:** September 20, 2024
APPEARANCE AGAINST: None
PREMISES AFFECTED: 1726 N. Hermitage Avenue

NATURE OF REQUEST: Application for a variation to increase the existing floor area ratio from 2,256 sq. ft. to 2,724 sq. ft. for a proposed third floor addition to an existing three-story, single-family residence.

ACTION OF BOARD - VARIATION GRANTED

THE VOTE

ZBA

OCT 21 2024

 CITY OF CHICAGO
 ZONING BOARD
 OF APPEALS

BRIAN SANCHEZ
 ANGELA BROOKS
 HELEN SHILLER
 ADRIAN SOTO
 SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

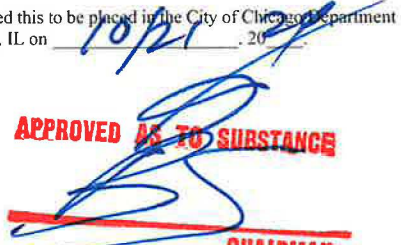
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 20, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on September 5, 2024; and

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 ratio to 2,724 sq. ft. for a proposed third floor addition to an existing three-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 10/21/24, 2024.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: VIP Nails and Spa FG. Inc.

Cal. No.403-24-S-148

APPEARANCE FOR: Lisa Duarte

MINUTES OF MEETING:
September 20, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 5056-58 N. Sheridan Road

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

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

ZBA

OCT 21 2024

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ANGELA BROOKS
HELEN SHILLER
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 September 20, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on September 5, 2024; and

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

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

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 10/21 2024.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: KNBWL Inc. Cal. No.404-24-S

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

APPEARANCE AGAINST: None September 20, 2024

PREMISES AFFECTED: 937-39 W. Randolph Street

NATURE OF REQUEST: Application for a special use to establish a liquor store.

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

ZBA

OCT 21 2024

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ

ANGELA BROOKS

HELEN SHILLER

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 September 20, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on September 5, 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 liquor store; 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, KNBWL Inc., and the development is consistent with the design and layout of the plans and drawings, dated August 20, 2024, prepared by Berman Design.

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 10/21/24.

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: Mark Smith / Matthew Payne **MINUTES OF MEETING:**
 September 20, 2024
APPEARANCE AGAINST: None
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 – APPLICATION APPROVED

THE VOTE



OCT 21 2024

CITY OF CHICAGO
 ZONING BOARD
 OF APPEALS

BRIAN SANCHEZ
 ANGELA BROOKS
 HELEN SHILLER
 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 September 20, 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 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; 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; 2) the development is consistent with the design and layout of the Site Dimensional and Paving Plan, dated September 5, 2024, and the Landscape Plan and Landscape Details, dated July 16, 2024, prepared by Manhard Consulting; and the Architectural Site Plan; Furniture, Fixtures, and Equipment Plan; and Proposed Building Exterior Elevations (A201 and A202), dated September 5, 2024, prepared by National Engineering, except as amended by the following condition(s); and 3) prior to the issuance of any building permits, the applicant submits updated plans showing outdoor seating along the north side of the building, to enhance pedestrian comfort and safety, to the Department of Planning and Development for review and approval.

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 10/21, 2024.


APPROVED AS TO SUBSTANCE
CHAIRMAN

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

APPLICANT: 4701 N. Clark St., Inc.

Cal. No.: 201-24-Z

APPEARANCE FOR: Sara Barnes

MINUTES OF MEETING:
September 20, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 4713 N. Clark Street

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 - VARIATION WITHDRAWN

THE VOTE

ZBA

OCT 21 2024

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ANGELA BROOKS
HELEN SHILLER
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: Katalyst Entertainment Inc.
APPEARANCE FOR: Thomas Moore
APPEARANCE AGAINST: None
PREMISES AFFECTED: 13257 S. Baltimore Avenue

Cal. No.: 262-24-Z

MINUTES OF MEETING:
 September 20, 2024

NATURE OF REQUEST: Application for a variation to establish a public place of amusement license to an existing retail record store to provide live performances, live music, DJ and charging at the door. This location is with 125' of a residential district.

ACTION OF BOARD - VARIATION GRANTED

THE VOTE

ZBA

 OCT 21 2024

 CITY OF CHICAGO
 ZONING BOARD
 OF APPEALS

BRIAN SANCHEZ
 ANGELA BROOKS
 HELEN SHILLER
 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 September 20, 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 establish a public place of amusement license to an existing retail record store to provide live performances, live music, DJ and charging at the door. This location is with 125' of a residential district; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential 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 10/21/24, 20


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

APPEARANCE AGAINST: None September 20, 2024

PREMISES AFFECTED: 12701-07 S. Halsted

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

ACTION OF BOARD – Continued to November 15, 2024 at 2:00pm.

THE VOTE

ZBA

OCT 21 2024

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ANGELA BROOKS
HELEN SHILLER
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: S & S Mini Mart, Inc. Cal. No.278-24-Z

APPEARANCE FOR: Frederick Agustin / Nicholas Ftikas **MINUTES OF MEETING:**
September 20, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 12701-07 S. Halsted

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 November 15, 2024 at 2:00pm.

ZBA

OCT 21 2024

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ANGELA BROOKS
HELEN SHILLER
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: Volo Holdings, LLC 1410 Elk Grove Series **Cal. No.:** 281-24-Z
APPEARANCE FOR: Rolando Acosta **MINUTES OF MEETING:** September 20, 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 - VARIATION GRANTED

THE VOTE

ZBA

OCT 21 2024

 CITY OF CHICAGO
 ZONING BOARD
 OF APPEALS

BRIAN SANCHEZ
 ANGELA BROOKS
 HELEN SHILLER
 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 September 20, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on July 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 rear setback to 2', north side setback and combined side yard setback to 3' for a proposed three-story, six dwelling unit building with attached two and four car garages with roof decks; 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 10/21, 2024

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:
September 20, 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 - VARIATION GRANTED

THE VOTE

ZBA

OCT 21 2024

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANGELA BROOKS
HELEN SHILLER
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 September 20, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on July 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 rear setback to 20.08' for a proposed coach house over an existing four car garage; 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 10/21/24, 2024.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Thrisona Freeman
APPEARANCE FOR: Same as Applicant
APPEARANCE AGAINST: None
PREMISES AFFECTED: 3402 S. Giles Avenue

Cal. No.: 317-24-Z

MINUTES OF MEETING:
September 20, 2024

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 detached, two-car garage.

ACTION OF BOARD - VARIATION GRANTED

THE VOTE

ZBA

OCT 21 2024

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANGELA BROOKS
HELEN SHILLER
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 September 20, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on August 1, 2024; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the rear yard open space to zero for a proposed detached, two-car garage; 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 10/21/24 20

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Lawndale Christian Health Center Cal. No.173-24-S-24-S

APPEARANCE FOR: Lewis Powell III

MINUTES OF MEETING:
September 20, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 4000-04 W. Jackson Boulevard

NATURE OF REQUEST: Application for a special use to establish a community center on the ground floor of an existing three-story, mixed-use building.

ACTION OF BOARD – Continued to November 15, 2024 at 2:00pm.

THE VOTE

ZBA

OCT 21 2024

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ANGELA BROOKS
HELEN SHILLER
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: Phoenix Recovery Center Services, LLC Cal. No.174-24-S-248

APPEARANCE FOR: Lewis Powell III **MINUTES OF MEETING:**
September 20, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 4000-04 W. Jackson Boulevard

NATURE OF REQUEST: Application for a special use to establish a transitional residence on the second floor of an existing three-story, mixed-use building at 4000 W. Jackson Boulevard.

ACTION OF BOARD – Continued to November 15, 2024 at 2:00pm.

THE VOTE

ZBA

OCT 21 2024

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ANGELA BROOKS
HELEN SHILLER
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: Edna's Circle Cal. No.175-24-Z
APPEARANCE FOR: Lewis Powell III **MINUTES OF MEETING:** September 20, 2024
APPEARANCE AGAINST: None
PREMISES AFFECTED: 4000-04 W. Jackson Boulevard

NATURE OF REQUEST: Application for a variation to reduce the rear yard setback on floor containing dwelling units from the required 30' to 25' for a proposed second and third floor addition and rear exterior stair on an existing three-story, mixed-use building.

ACTION OF BOARD – Continued to November 15, 2024 at 2:00pm.

ZBA

OCT 21 2024

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ANGELA BROOKS
HELEN SHILLER
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: Phoenix Recovery Services Cal. No.266-24-S

APPEARANCE FOR: Lewis Powell III **MINUTES OF MEETING:**
September 20, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 4000-04 W. Jackson Boulevard

NATURE OF REQUEST: Application for a special use to establish a transitional residence on the third floor of an existing three-story, mixed-use building.

ACTION OF BOARD – Continued to November 15, 2024 at 2:00pm.

THE VOTE

ZBA

OCT 21 2024

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANGELA BROOKS
HELEN SHILLER
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: Phoenix Recovery Services Cal. No.267-24-S

APPEARANCE FOR: Lewis Powell III

MINUTES OF MEETING:
September 20, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 4000-04 W. Jackson Boulevard

NATURE OF REQUEST: Application for a special use to establish a transitional residence in an existing two-story residential building at 4002 W. Jackson Boulevard.

ACTION OF BOARD – Continued to November 15, 2024 at 2:00pm.

THE VOTE

ZBA

OCT 21 2024

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ANGELA BROOKS
HELEN SHILLER
ADRIAN SOTO
SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE

CHAIRMAN