

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

APPLICANT: Ke Pham dba Sava Nails Cal. No.221-24-S

APPEARANCE FOR: Same as Applicant **MINUTES OF MEETING:** June 21, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 5141 S. Cicero Avenue

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

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

ZBA

JUL 22 2024

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ANGELA BROOKS
ZURICH ESPOSITO
ADRIAN SOTO

AFFIRMATIVE	NEGATIVE	ABSENT
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 June 21, 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 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 7/12/24.

APPROVED AS TO SUBSTANCE

[Signature]
CHAIRMAN

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

APPLICANT: NA Builders, Inc. Cal. No.222-24-S
APPEARANCE FOR: Paul Kolpak **MINUTES OF MEETING:**
APPEARANCE AGAINST: None June 21, 2024
PREMISES AFFECTED: 511-13 S. California Avenue

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

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

THE VOTE

ZBA

JUL 22 2024

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ANGELA BROOKS
ZURICH ESPOSITO
ADRIAN SOTO

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

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

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

June 21, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 511-13 S. California Avenue

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

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

THE VOTE

ZBA

JUL 22 2024

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ANGELA BROOKS
ZURICH ESPOSITO
ADRIAN SOTO

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE
[Signature]
CHAIRMAN

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

APPLICANT: Aaron Rubens & Megan Christenson **Cal. No.:** 224-24-Z

APPEARANCE FOR: Sara Barnes **MINUTES OF MEETING:**
June 21, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2247 W. Shakespeare Avenue

NATURE OF REQUEST: Application for a variation to increase the existing floor area that has been in existence for more than fifty years from 2,730 square feet to 3,050 square feet for a proposed front porch, rear two-story addition, dormer addition and a two-car detached garage with roof deck and access bridge to an existing two-story, two dwelling unit building.

ACTION OF BOARD - VARIATION GRANTED

ZBA

THE VOTE

JUL 22 2024
CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANGELA BROOKS
ZURICH ESPOSITO
ADRIAN SOTO

AFFIRMATIVE	NEGATIVE	ABSENT
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 June 21, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on June 6, 2024; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to increase the existing floor area that has been in existence for more than fifty years to 3,050 square feet for a proposed front porch, rear two-story addition, dormer addition and a two-car detached garage with roof deck and access bridge to an existing two-story, two dwelling unit building; two additional variations were granted to subject property in Cal. Nos. 225-24-Z and 226-24-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

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

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 7/22/24, 2024.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Aaron Rubens & Megan Christenson **Cal. No.:** 225-24-Z

APPEARANCE FOR: Sara Barnes **MINUTES OF MEETING:**
June 21, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2247 W. Shakespeare Avenue

NATURE OF REQUEST: Application for variation to reduce the rear yard open space from the required 450 square feet to 384 square feet and to relocate the rear yard open space to a garage roof deck for a proposed front porch, rear two-story addition, dormer addition and a two-car detached garage with roof deck and access bridge to an existing two-story, two dwelling unit building.

ACTION OF BOARD - VARIATION GRANTED

ZBA

JUL 22 2024

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ANGELA BROOKS
ZURICH ESPOSITO
ADRIAN SOTO

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
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 June 21, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on June 6, 2024; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the rear yard open space to 384 square feet and to relocate the rear yard open space to a garage roof deck for a proposed front porch, rear two-story addition, dormer addition and a two-car detached garage with roof deck and access bridge to an existing two-story, two dwelling unit building; two additional variations were granted to subject property in Cal. Nos. 224-24-Z and 226-24-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

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

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 7/22/24.

APPROVED AS TO SUBSTANCE

[Signature]
CHAIRMAN

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

APPLICANT: Aaron Rubens & Megan Christenson **Cal. No.:** 226-24-Z

APPEARANCE FOR: Sara Barnes **MINUTES OF MEETING:** June 21, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2247 W. Shakespeare Avenue

NATURE OF REQUEST: Application for variation to reduce the front setback from the required 7.29' to 4.67', rear setback from 30' to 1.54', east side set back from 2' to .02' (west to be 1.98') , combined side setback from 4.8' to 2' for a proposed front porch, rear two-story addition, dormer addition and a two-car detached garage with roof deck and access bridge to an existing two-story, two dwelling unit building.

ACTION OF BOARD - VARIATION GRANTED

ZBA

JUL 22 2024

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANGELA BROOKS
ZURICH ESPOSITO
ADRIAN SOTO

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

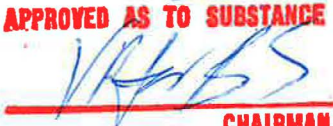
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 21, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on June 6, 2024; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the front setback to 4.67', rear setback to 1.54', east side set back to .02' (west to be 1.98') , combined side setback to 2' for a proposed front porch, rear two-story addition, dormer addition and a two-car detached garage with roof deck and access bridge to an existing two-story, two dwelling unit building; two additional variations were granted to subject property in Cal. Nos. 224-24-Z and 225-24-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

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

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 7/22/24 2024

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Amended and Restated Daniel P. Kane Trust u/a/d/11/4/22 **Cal. No.:** 227-24-Z

APPEARANCE FOR: Andrew Scott/Aaron Dorsey

MINUTES OF MEETING:
June 21, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 917 W. Castlewood Terrace

NATURE OF REQUEST: Application for a variation to reduce the minimum required rear setback from the required 32.09 to 1.29', the west side setback from 6' to 0.96'(east to be 31.58'and combines setback to be 32.54') in order to allow the construction of a raised deck over 4' in the rear of a SFR.*

ACTION OF BOARD - VARIATION GRANTED

THE VOTE

	AFFIRMATIVE	NEGATIVE	ABSENT
BRIAN SANCHEZ	X		
ANGELA BROOKS	X		
ZURICH ESPOSITO	X		
ADRIAN SOTO	X		

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 21, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on June 6, 2024; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the minimum required rear setback to 1.29', the west side setback to 0.96'(east to be 31.58' and combines setback to be 32.54') in order to allow the construction of a raised deck over 4' in the rear of a SFR.*; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

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

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 6/21, 2024

*Scrivener's error

APPROVED AS TO SUBSTANCE

CHAIRMAN


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

APPLICANT: Anthony d'Asaro Cal. No.228-24-S
APPEARANCE FOR: Mark Kupiec **MINUTES OF MEETING:**
June 21, 2024
APPEARANCE AGAINST: None
PREMISES AFFECTED: 3051 W. Irving Park Road

NATURE OF REQUEST: Application for a special use to establish residential use below the second floor within a four story, three dwelling unit building and a detached three car garage.

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

 **ZBA**
JUL 22 2024
CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANGELA BROOKS
ZURICH ESPOSITO
ADRIAN SOTO

AFFIRMATIVE	NEGATIVE	ABSENT
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 June 21, 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 to establish residential use below the second floor within a four story, three dwelling unit building and a detached three car garage; a variation was also granted to the subject property in Cal. No. 229-24-Z; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony has offered that the use complies with all the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s) provided: the development is consistent with the design and layout of the plans and drawings, dated June 6, 2024, prepared by Eduard Livanu.

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

I, Japine 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 7/22/24



APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Anthony D'Asaro Cal. No.: 229-24-Z
APPEARANCE FOR: Mark Kupiec **MINUTES OF MEETING:**
June 21, 2024
APPEARANCE AGAINST: None
PREMISES AFFECTED: 3051 W. Irving Park Road

NATURE OF REQUEST: Application for a variation to increase the allowable floor area for an accessory building which shall be 512.93 square feet instead of 468 square feet to serve a proposed four-story, three dwelling unit building and detached three car garage.

ACTION OF BOARD - VARIATION GRANTED

ZBA

JUL 22 2024

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANGELA BROOKS
ZURICH ESPOSITO
ADRIAN SOTO

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
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 June 21, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on June 6, 2024; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to increase the allowable floor area for an accessory building which shall be 512.93 square feet instead of 468 square feet to serve a proposed four-story, three dwelling unit building and detached three car garage; a special use was also approved for the subject property in Cal. No. 228-24-S; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

RESOLVED, that the aforesaid variation request be and it hereby is approved and the Zoning Administrator is authorized to permit said variation subject to the following condition(s) provided: the development is consistent with the design and layout of the plans and drawings, dated June 6, 2024, prepared by Eduard Livanu.

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 7/22/24, 20

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Silvio Durrsaku Corp. dba Ricci Kapricci Salon

Cal. No.230-24-S

APPEARANCE FOR: Mark Kupiec

MINUTES OF MEETING:
June 21, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1416 W. Fullerton Avenue

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

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

ZBA

JUL 22 2024

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ANGELA BROOKS
ZURICH ESPOSITO
ADRIAN SOTO

AFFIRMATIVE	NEGATIVE	ABSENT
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 June 21, 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 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 7/22/24

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Jony's Barber Shop, Inc. Cal. No.231-24-S

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

June 21, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 539 W. 31st Street

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

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

ZBA

JUL 22 2024

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ANGELA BROOKS
ZURICH ESPOSITO
ADRIAN SOTO

AFFIRMATIVE	NEGATIVE	ABSENT
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 June 21, 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 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 7/22/24

APPROVED AS TO SUBSTANCE
[Signature]
CHAIRMAN

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

APPLICANT: Malim Inc. Cal. No.232-24-S
APPEARANCE FOR: Mark Kupiec **MINUTES OF MEETING:**
June 21, 2024
APPEARANCE AGAINST: None
PREMISES AFFECTED: 924 N. Western Avenue / 2405 W. Augusta Boulevard

NATURE OF REQUEST: Application for a special use to establish a one-story mini mart to serve an existing gasoline station.

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

ZBA

JUL 22 2024

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ANGELA BROOKS
ZURICH ESPOSITO
ADRIAN SOTO

AFFIRMATIVE	NEGATIVE	ABSENT
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 June 21, 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 to establish a one-story mini mart to serve an existing gasoline station; two variations were also granted to the subject property in Cal. Nos. 233-24-Z and 234-24-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, Malim Inc., and the development is consistent with the design and layout of the plans and drawings, dated June 1, 2024, prepared by Nick Scarlatis and Associates, 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 7/22/24.



APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Malim, Inc. Cal. No.: 233-24-Z

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

June 21, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 954 N. Western Avenue / 2405 W. Augusta Boulevard

NATURE OF REQUEST: Application for a variation to reduce the minimum lot area from the required 20,000 square feet to 7,806 square feet for a proposed mini mart to serve an existing gas station.

ACTION OF BOARD - VARIATION GRANTED

ZBA

THE VOTE

JUL 22 2024
CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANGELA BROOKS
ZURICH ESPOSITO
ADRIAN SOTO

AFFIRMATIVE	NEGATIVE	ABSENT
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 June 21, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on June 6, 2024; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the minimum lot area to 7,806 square feet for a proposed mini mart to serve an existing gas station; a special use was also approved and an additional variation was granted for the subject property in Cal. Nos. 232-24-S and 234-24-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

RESOLVED, that the aforesaid variation request be and it hereby is approved and the Zoning Administrator is authorized to permit said variation subject to the following condition(s) provided: the special use is issued solely to the applicant, Malim Inc., and the development is consistent with the design and layout of the plans and drawings, dated June 1, 2024, prepared by Nick Scarlatis and Associates, 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 7/22/24, 2024

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Malim, Inc. Cal. No.: 234-24-Z
APPEARANCE FOR: Mark Kupiec **MINUTES OF MEETING:**
June 21, 2024
APPEARANCE AGAINST: None
PREMISES AFFECTED: 954 N. Western Avenue / 2405 W. Augusta Boulevard

NATURE OF REQUEST: Application for a variation to eliminate the 7' landscape perimeter, shrub hedge and trees along Augusta Boulevard and add approximately 144 square feet of interior landscape area above the required minimum.

ACTION OF BOARD - VARIATION GRANTED

ZBA

JUL 22 2024
 CITY OF CHICAGO
 ZONING BOARD
 OF APPEALS

BRIAN SANCHEZ
 ANGELA BROOKS
 ZURICH ESPOSITO
 ADRIAN SOTO

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

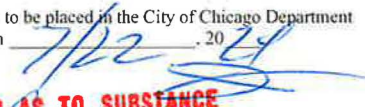
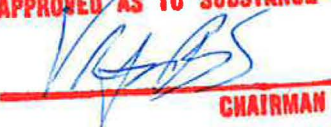
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 21, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on June 6, 2024; and

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 eliminate the 7' landscape perimeter, shrub hedge and trees along Augusta Boulevard and add approximately 144 square feet of interior landscape area above the required minimum; a special use was also approved and an additional variation was granted for the subject property in Cal. Nos. 232-24-S and 233-24-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

RESOLVED, that the aforesaid variation request be and it hereby is approved and the Zoning Administrator is authorized to permit said variation subject to the following condition(s) provided: the special use is issued solely to the applicant, Malim Inc., and the development is consistent with the design and layout of the plans and drawings, dated June 1, 2024, prepared by Nick Scarlatis and Associates, 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 . 20


APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Citibank Cal. No.235-24-S
APPEARANCE FOR: Patrick Turner **MINUTES OF MEETING:**
June 21, 2024
APPEARANCE AGAINST: None
PREMISES AFFECTED: 2065 E. 95th Street

NATURE OF REQUEST: Application for a special use to establish a drive through automated teller machine to serve a proposed financial services facility (bank) within an existing strip mall.

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

ZBA

JUL 22 2024

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ANGELA BROOKS
ZURICH ESPOSITO
ADRIAN SOTO

AFFIRMATIVE	NEGATIVE	ABSENT
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 June 21, 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 to establish a drive through automated teller machine to serve a proposed financial services facility (bank) within an existing strip mall; a variation was also granted to the subject property in Cal. No 236-24-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, Citibank, and the development is consistent with the design and layout of the Floor Plan, Demolition Exterior Elevations, Exterior Elevations, Site Improvement Plan, Overall Site Plan, dated June 12, 2024, prepared by Ware Malcomb, and the Landscape Plan and Landscape Specifications, dated May 16, 2024, prepared by Metz & Company.

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 7/22/24



APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Citibank Cal. No.: 236-24-Z
APPEARANCE FOR: Patrick Turner **MINUTES OF MEETING:**
June 21, 2024
APPEARANCE AGAINST: None
PREMISES AFFECTED: 2065 E. 95th Street

NATURE OF REQUEST: Application for a variation to reduce the landscape perimeter setback from the required 7' to 5.4' for approximately 72 linear feet and reduce the interior landscape perimeter from 7' to zero for approximately 25 linear feet.

ACTION OF BOARD - VARIATION GRANTED

ZBA

JUL 22 2024

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANGELA BROOKS
ZURICH ESPOSITO
ADRIAN SOTO

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
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 June 21, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on June 6, 2024; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the landscape perimeter setback to 5.4' for approximately 72 linear feet and reduce the interior landscape perimeter to zero for approximately 25 linear feet; a special use was also approved for the subject property in Cal. No. 235-24-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

RESOLVED, that the aforesaid variation request be and it hereby is approved and the Zoning Administrator is authorized to permit said variation subject to the following condition(s) provided: the special use is issued solely to the applicant, Citibank, and the development is consistent with the design and layout of the Floor Plan, Demolition Exterior Elevations, Exterior Elevations, Site Improvement Plan, Overall Site Plan, dated June 12, 2024, prepared by Ware Malcomb, and the Landscape Plan and Landscape Specifications, dated May 16, 2024, prepared by Metz & Company.

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 7/22/24, 2024

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Wenho Yang Cal. No.: 237-24-Z
APPEARANCE FOR: Jordan Matyas **MINUTES OF MEETING:**
APPEARANCE AGAINST: None June 21, 2024
PREMISES AFFECTED: 3119 W. Moffat Street

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

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

THE VOTE

ZBA

JUL 22 2024

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ANGELA BROOKS
ZURICH ESPOSITO
ADRIAN SOTO

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Wenho Yang Cal. No.: 238-24-Z

APPEARANCE FOR: Jordan Matyas **MINUTES OF MEETING:**
June 21, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3119 W. Moffat Street

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

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

ZBA

JUL 22 2024

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ANGELA BROOKS
ZURICH ESPOSITO
ADRIAN SOTO

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Wenho Yang Cal. No.: 239-24-Z
APPEARANCE FOR: Jordan Matyas **MINUTES OF MEETING:**
June 21, 2024
APPEARANCE AGAINST: None
PREMISES AFFECTED: 3119 W. Moffat Street

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

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

THE VOTE

7.2

ZBA

JUL 22 2024

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANGELA BROOKS
ZURICH ESPOSITO
ADRIAN SOTO

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Wenho Yang Cal. No.: 240-24-Z

APPEARANCE FOR: Jordan Matyas **MINUTES OF MEETING:**

June 21, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3119 W. Moffat Street

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

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

ZBA

JUL 22 2024

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANGELA BROOKS
ZURICH ESPOSITO
ADRIAN SOTO

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Carter Does Hair, LLC Cal. No.241-24-S
APPEARANCE FOR: Jordan Matyas **MINUTES OF MEETING:**
June 21, 2024
APPEARANCE AGAINST: None
PREMISES AFFECTED: 3021 N. Milwaukee Avenue

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

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

ZBA

 JUL 22 2024
 CITY OF CHICAGO
 ZONING BOARD
 OF APPEALS

BRIAN SANCHEZ
 ANGELA BROOKS
 ZURICH ESPOSITO
 ADRIAN SOTO

AFFIRMATIVE	NEGATIVE	ABSENT
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 June 21, 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 to establish a hair salon and 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 7/22/24

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Jason Hockman and Kathleen Hockman Cal. No.: 242-24-Z
APPEARANCE FOR: Thomas Moore **MINUTES OF MEETING:**
June 21, 2024
APPEARANCE AGAINST: None
PREMISES AFFECTED: 3537 N. Greenview Avenue

NATURE OF REQUEST: Application for a variation to reduce the rear setback from the required 34.65' to 0.9', north side setback from 3' to zero (south to be 2.8'), combined side yard setback from 7.5' to 2.8' for an as-built roofed pergola, open pergola and privacy screening on the existing three-car garage with rooftop deck in the rear of an existing detached three car garage with roof top deck in the rear of the existing two-story, single-family residence.

ACTION OF BOARD - VARIATION GRANTED

ZBA

JUL 22 2024

 CITY OF CHICAGO
 ZONING BOARD
 OF APPEALS

BRIAN SANCHEZ
 ANGELA BROOKS
 ZURICH ESPOSITO
 ADRIAN SOTO

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
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 June 21, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on June 6, 2024; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the rear setback to 0.9', north side setback to zero (south to be 2.8'), combined side yard setback to 2.8' for an as-built roofed pergola, open pergola and privacy screening on the existing three-car garage with rooftop deck in the rear of an existing detached three car garage with roof top deck in the rear of the existing two-story, single-family residence; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

RESOLVED, that the aforesaid variation request be and it hereby is approved and the Zoning Administrator is authorized to permit said 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 7/22/24

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Mark Krewatch and Tamara McDonough

Cal. No.: 243-24-Z

APPEARANCE FOR: Thomas Moore

MINUTES OF MEETING:
June 21, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 5418 S. Blackstone Avenue

NATURE OF REQUEST: Application for a variation to reduce the south setback from the required 2' to zero (north to be 8.94') combined side yard setback to be 4.98' for a proposed three-story rear addition to the existing three-story single-family residence.

ACTION OF BOARD - VARIATION GRANTED

ZBA

JUL 22 2024

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANGELA BROOKS
ZURICH ESPOSITO
ADRIAN SOTO

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
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 June 21, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on June 6, 2024; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the south setback to zero (north to be 8.94') combined side yard setback to be 4.98' for a proposed three-story rear addition to the existing three-story single-family residence; a related variation was granted to 5420 S. Blackstone Avenue in Cal. No. 244-24-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

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

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on July 22, 2024.

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Kenneth W. Warren and Maria M. Warren Cal. No.: 244-24-Z
APPEARANCE FOR: Thomas Moore **MINUTES OF MEETING:** June 21, 2024
APPEARANCE AGAINST: None
PREMISES AFFECTED: 5420 S. Blackstone Avenue

NATURE OF REQUEST: Application for a variation to reduce the north side setback from the required 2' to zero (south to be 8.77'), combined side yard setback to be 5.01' for a proposed three-story rear addition to an existing three-story, single-family residence.

ACTION OF BOARD - VARIATION GRANTED

ZBA

JUL 22 2024

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ANGELA BROOKS
ZURICH ESPOSITO
ADRIAN SOTO

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
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 June 21, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on June 6, 2024; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the north side setback to zero (south to be 8.77'), combined side yard setback to be 5.01' for a proposed three-story rear addition to an existing three-story, single-family residence; a related variation was granted to 5418 S. Blackstone Avenue in Cal. No. 243-24-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

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

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 7/22/24.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: JSJ Properties, LLC Cal. No.: 245-24-Z
APPEARANCE FOR: Nicholas Ftikas **MINUTES OF MEETING:**
APPEARANCE AGAINST: None June 21, 2024
PREMISES AFFECTED: 6566 N. Northwest Highway

NATURE OF REQUEST: Application for a variation to reduce the required number of new-off street accessory parking spaces from one parking space to zero to allow the conversion from six dwelling units to seven dwelling units at an existing three-story residential building with six existing required accessory parking stalls at the rear.

ACTION OF BOARD - VARIATION GRANTED

THE VOTE

ZBA

JUL 22 2024

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANGELA BROOKS
ZURICH ESPOSITO
ADRIAN SOTO

AFFIRMATIVE	NEGATIVE	ABSENT
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 June 21, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on June 6, 2024; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the required number of new-off street accessory parking spaces to zero to allow the conversion from six dwelling units to seven dwelling units at an existing three-story residential building with six existing required accessory parking stalls at the rear; 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 7/22/24.

APPROVED AS TO SUBSTANCE

[Handwritten Signature]
CHAIRMAN

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

APPLICANT: Israel of God’s Church Cal. No.: 246-24-Z

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

June 21, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3737 W. 18th Street

NATURE OF REQUEST: Application for a variation to increase the floor area ratio from 1.2 (10,466 square feet) to 1.34 (11,7132) square feet for a proposed one-story addition to an existing three-story religious assembly building.

ACTION OF BOARD - VARIATION GRANTED

THE VOTE

ZBA

JUL 22 2024

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANGELA BROOKS
ZURICH ESPOSITO
ADRIAN SOTO

AFFIRMATIVE	NEGATIVE	ABSENT
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 June 21, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on June 6, 2024; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to increase the floor area ratio to 1.34 (11,7132) square feet for a proposed one-story addition to an existing three-story religious assembly building; an additional variation was granted to the subject property in Cal. No. 247-24-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

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

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APPROVED AS TO SUBSTANCE

[Signature]
CHAIRMAN

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

APPLICANT: Israel of God’s Church Cal. No.: 247-24-Z
APPEARANCE FOR: Nicholas Ftikas **MINUTES OF MEETING:**
APPEARANCE AGAINST: None June 21, 2024
PREMISES AFFECTED: 3737 W. 18th Street

NATURE OF REQUEST: Application for a variation to reduce the front setback from the required 13.95' to 3.52' for a proposed one-story addition to an existing three-story religious assembly building.

ACTION OF BOARD - VARIATION GRANTED

ZBA

JUL 22 2024

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANGELA BROOKS
ZURICH ESPOSITO
ADRIAN SOTO

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
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 June 21, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on June 6, 2024; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the front setback to 3.52' for a proposed one-story addition to an existing three-story religious assembly building; an additional variation was granted to the subject property in Cal. No. 246-24-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or articular 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.

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APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Christine M. Jodoin 2012 Family Trust Cal. No.: 248-24-Z

APPEARANCE FOR: Nicholas Ftikas / Frederick Agustin **MINUTES OF MEETING:**
June 21, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2117 N. Dayton Street

NATURE OF REQUEST: Application for a variation to reduce the north side setback from the required 2' to zero (south to be zero), combined side yard setback from 3.33' to zero, rear yard setback from 35' to 24', for a proposed rear two-story addition, new third story addition, rear one-story open deck and detached one car garage with roof top deck and one-story access stair for an existing two-story, two dwelling unit building on a zoning lot that is being divided into two lots with a single-family residence on each lot.

ACTION OF BOARD - VARIATION GRANTED

ZBA

JUL 22 2024

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

BRIAN SANCHEZ
ANGELA BROOKS
ZURICH ESPOSITO
ADRIAN SOTO


WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 21, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on June 6, 2024; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the north side setback to zero (south to be zero), combined side yard setback to zero, rear yard setback to 24', for a proposed rear two-story addition, new third story addition, rear one-story open deck and detached one car garage with roof top deck and one-story access stair for an existing two-story, two dwelling unit building on a zoning lot that is being divided into two lots with a single-family residence on each lot; two additional variations were granted to the subject property in Cal. Nos. 249-24-Z and 250-24-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or articular 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.

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APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Christine M. Jodoin 2012 Family Trust Cal. No.: 249-24-Z

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

June 21, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2117 N. Dayton Street

NATURE OF REQUEST: Application for a variation to relocate the required 135.36 square feet of rear yard open space to a deck that is more than 4' above grade for a proposed rear two-story addition, new third story addition, rear one-story open deck and detached one car garage with roof top deck and one-story access stair for an existing two-story, two dwelling unit building on a zoning lot that is being divided into two lots with a single family residence on each lot.

ACTION OF BOARD - VARIATION GRANTED

ZBA

JUL 22 2024

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANGELA BROOKS
ZURICH ESPOSITO
ADRIAN SOTO

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
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 June 21, 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 relocate the required 135.36 square feet of rear yard open space to a deck that is more than 4' above grade for a proposed rear two-story addition, new third story addition, rear one-story open deck and detached one car garage with roof top deck and one-story access stair for an existing two-story, two dwelling unit building on a zoning lot that is being divided into two lots with a single family residence on each lot; two additional variations were granted to the subject property in Cal. Nos. 248-24-Z and 250-24-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or articular 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

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APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Christine M. Jodoin 2012 Family Trust Cal. No.: 250-24-Z
APPEARANCE FOR: Nicholas Ftikas / Frederick Agustin **MINUTES OF MEETING:**
June 21, 2024
APPEARANCE AGAINST: None
PREMISES AFFECTED: 2117 N. Dayton Street

NATURE OF REQUEST: Application for a variation to expand the floor area that has been in existence for more than fifty years by 16.3 square feet for a proposed rear two-story addition, new third story addition, rear one-story open deck and detached one car garage with roof top deck and one-story access stair for an existing two-story, two dwelling unit building on a zoning lot that is being divided into two lots with a single-family residence on each lot.

ACTION OF BOARD - VARIATION GRANTED

ZBA

JUL 22 2024

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ANGELA BROOKS
ZURICH ESPOSITO
ADRIAN SOTO

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
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 June 21, 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 expand the floor area that has been in existence for more than fifty years by 16.3 square feet for a proposed rear two-story addition, new third story addition, rear one-story open deck and detached one car garage with roof top deck and one-story access stair for an existing two-story, two dwelling unit building on a zoning lot that is being divided into two lots with a single-family residence on each lot; two additional variations were granted to the subject property in Cal. Nos. 248-24-Z and 249-24-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or articular 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

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APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Christine M. Jodoin 2012 Family Trust Cal. No.: 251-24-Z
APPEARANCE FOR: Nicholas Ftikas / Frederick Agustin **MINUTES OF MEETING:** June 21, 2024
APPEARANCE AGAINST: None
PREMISES AFFECTED: 2119 N. Dayton Street

NATURE OF REQUEST: Application for a variation to reduce the north side setback from the required 2' to zero (south to be zero), combined side yard setback from 3.33' to zero, rear yard from 35' to 24' for a proposed rear two-story addition and new third story addition, rear one story open deck and new detached one car garage with roof top deck and one-story roof deck access stair of an existing two-story, two dwelling unit building on a zoning lot that is being divided.

ACTION OF BOARD - VARIATION GRANTED

ZBA

JUL 22 2024

**CITY OF CHICAGO
 ZONING BOARD
 OF APPEALS**

BRIAN SANCHEZ
 ANGELA BROOKS
 ZURICH ESPOSITO
 ADRIAN SOTO

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
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 June 21, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on June 6, 2024; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the north side setback to zero (south to be zero), combined side yard setback to zero, rear yard to 24' for a proposed rear two-story addition and new third story addition, rear one story open deck and new detached one car garage with roof top deck and one-story roof deck access stair of an existing two-story, two dwelling unit building on a zoning lot that is being divided; two additional variations were granted to the subject property in Cal. Nos. 252-24-Z and 253-24-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or articular 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

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APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Christine M. Jodoin 2012 Family Trust Cal. No.: 252-24-Z
APPEARANCE FOR: Nicholas Ftikas / Frederick Agustin **MINUTES OF MEETING:** June 21, 2024
APPEARANCE AGAINST: None
PREMISES AFFECTED: 2119 N. Dayton Street

NATURE OF REQUEST: Application for a variation to expand the floor area that has been in existence for more than fifty years by 21.8 square feet for a proposed rear two-story addition and new third story addition, rear one story open deck and new detached one car garage with roof top deck and one-story roof deck access stair of an existing two-story, two dwelling unit building on a zoning lot that is being divided.

ACTION OF BOARD - VARIATION GRANTED

ZBA

JUL 22 2024

**CITY OF CHICAGO
 ZONING BOARD
 OF APPEALS**

BRIAN SANCHEZ
 ANGELA BROOKS
 ZURICH ESPOSITO
 ADRIAN SOTO

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
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 June 21, 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 expand the floor area that has been in existence for more than fifty years by 21.8 square feet for a proposed rear two-story addition and new third story addition, rear one story open deck and new detached one car garage with roof top deck and one-story roof deck access stair of an existing two-story, two dwelling unit building on a zoning lot that is being divided; two additional variations were granted to the subject property in Cal. Nos. 251-24-Z and 253-24-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or articular 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

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APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Christine M. Jodoin 2012 Family Trust Cal. No.: 253-24-Z

APPEARANCE FOR: Nicholas Ftikas / Frederick Agustin **MINUTES OF MEETING:**
June 21, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2119 N. Dayton Street

NATURE OF REQUEST: Application for a variation to relocate the required 135.36 square feet of rear yard open space to a deck that is more than 4' above grade for a proposed rear two-story addition and new third story addition, rear one story open deck and new detached one car garage with roof top deck and one-story roof deck access stair of an existing two-story, two dwelling unit building on a zoning lot that is being divided.

ACTION OF BOARD - VARIATION GRANTED

ZBA

JUL 22 2024

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANGELA BROOKS
ZURICH ESPOSITO
ADRIAN SOTO

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
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 June 21, 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 relocate the required 135.36 square feet of rear yard open space to a deck that is more than 4' above grade for a proposed rear two-story addition and new third story addition, rear one story open deck and new detached one car garage with roof top deck and one-story roof deck access stair of an existing two-story, two dwelling unit building on a zoning lot that is being divided; two additional variations were granted to the subject property in Cal. Nos. 251-24-Z and 252-24-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or articular 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

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APPROVED AS TO SUBSTANCE
[Signature]
CHAIRMAN

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

APPLICANT: Marcilia Bellgrau Cal. No.: 254-24-Z
APPEARANCE FOR: Frederick Agustin **MINUTES OF MEETING:**
APPEARANCE AGAINST: None June 21, 2024
PREMISES AFFECTED: 1908 N. Francisco Avenue

NATURE OF REQUEST: Application for a variation to reduce the rear setback from 35.08' to zero for a proposed ADU coach house with steel deck, two car garage and two space parking pad serving an existing single-family residence.

ACTION OF BOARD - VARIATION GRANTED

THE VOTE

ZBA

JUL 22 2024

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ANGELA BROOKS
ZURICH ESPOSITO
ADRIAN SOTO

AFFIRMATIVE	NEGATIVE	ABSENT
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 June 21, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on June 6, 2024; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the rear setback to zero for a proposed ADU coach house with steel deck, two car garage and two space parking pad serving 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 articular 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

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APPROVED AS TO SUBSTANCE

[Signature]
CHAIRMAN

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

APPLICANT: 2649 West Evergreen Condominium Association Cal. No.: 255-24-Z

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

June 21, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2649 W. Evergreen Avenue

NATURE OF REQUEST: Application for a variation to reduce the rear setback from the required 37.52' to 3.4' west side setback from 2' to zero (east to be zero), combined side yard setback from 5' to zero for the as built rear 10.17' tall rolling gate and as built rear porch and stairs for the existing three-story, three dwelling unit building.

ACTION OF BOARD - VARIATION GRANTED

ZBA

JUL 22 2024

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ANGELA BROOKS
ZURICH ESPOSITO
ADRIAN SOTO

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

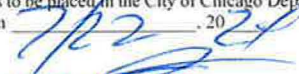

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 21, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on June 6, 2024; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the rear setback to 3.4' west side setback to zero (east to be zero), combined side yard setback to zero for the as built rear 10.17' tall rolling gate and as built rear porch and stairs for the 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 articular 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 _____, 20____.


APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: FW2435, LLC Cal. No.: 256-24-Z

APPEARANCE FOR: Frederick Agustin **MINUTES OF MEETING:**
June 21, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2433 W. Fargo Avenue

NATURE OF REQUEST: Application for a variation to reduce the combined yard setback from 6' to 3.29' (east side setback to remain 3.26'), west to be 0.03' for the division of an improved zoning lot. The existing three-story, four dwelling unit building at 2433 W. Fargo shall remain. A four-story, four dwelling unit building is proposed for 2435 W. Fargo.

ACTION OF BOARD - VARIATION GRANTED

ZBA

JUL 22 2024

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANGELA BROOKS
ZURICH ESPOSITO
ADRIAN SOTO

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
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 June 21, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on June 6, 2024; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the combined yard setback to 3.29' (east side setback to remain 3.26'), west to be 0.03' for the division of an improved zoning lot. The existing three-story, four dwelling unit building at 2433 W. Fargo shall remain. A four-story, four dwelling unit building is proposed for 2435 W. Fargo; three related variations were granted to 2435 W. Fargo Avenue in Cal. Nos. 257-24-Z and 258-24-Z and 2439 W. Fargo Avenue in Cal. No. 259-24-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or articular 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 7/22/24.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: FW2435, LLC Cal. No.: 257-24-Z
APPEARANCE FOR: Frederick Agustin **MINUTES OF MEETING:**
June 21, 2024
APPEARANCE AGAINST: None
PREMISES AFFECTED: 2435 W. Fargo Avenue

NATURE OF REQUEST: Application for a variation to reduce the west side setback from the required 2.4' to zero (east side shall be 3.48'), combined side yard setback from 6' to 3.48' for a proposed four-story, four dwelling unit building.

ACTION OF BOARD - VARIATION GRANTED

ZBA

JUL 22 2024

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANGELA BROOKS
ZURICH ESPOSITO
ADRIAN SOTO

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

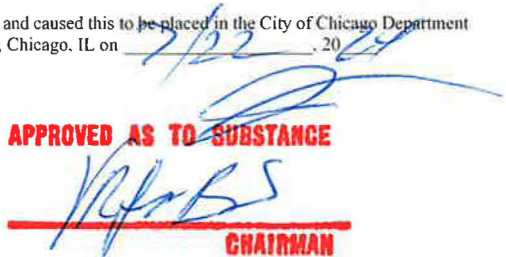
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 21, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on June 6, 2024; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the west side setback to zero (east side shall be 3.48'), combined side yard setback to 3.48' for a proposed four-story, four dwelling unit building; an additional variation was granted to the subject property in Cal. No. 258-24-Z, and two related variations were granted to 2433 W. Fargo Avenue in Cal. No. 256-24-Z and to 2439 W. Fargo Avenue in Cal. No. 259-24-Z; and the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or articular 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 7/22/24 . 20

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: FW2435, LLC Cal. No.: 258-24-Z
APPEARANCE FOR: Frederick Agustin **MINUTES OF MEETING:**
June 21, 2024
APPEARANCE AGAINST: None
PREMISES AFFECTED: 2435 W. Fargo Avenue

NATURE OF REQUEST: Application for a variation to reduce the number of required off-street parking spaces from four to three for a proposed four-story four dwelling unit building with a two-car garage and one outdoor parking space.

ACTION OF BOARD - VARIATION GRANTED

ZBA

JUL 22 2024

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANGELA BROOKS
ZURICH ESPOSITO
ADRIAN SOTO

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

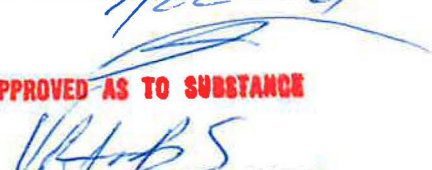
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 21, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on June 6, 2024; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the number of required off-street parking spaces to three for a proposed four-story four dwelling unit building with a two-car garage and one outdoor parking space; an additional variation was granted to the subject property in Cal. No. 257-24-Z, and two related variations were granted to 2433 W. Fargo Avenue in Cal. No. 256-24-Z and 2439 W. Fargo Avenue in Cal. No. 259-24-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or articular 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 7/22, 2024

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: FW2439, LLC Cal. No.: 259-24-Z
APPEARANCE FOR: Frederick Agustin **MINUTES OF MEETING:**
June 21, 2024
APPEARANCE AGAINST: None
PREMISES AFFECTED: 2439 W. Fargo Avenue

NATURE OF REQUEST: Application for a variation to reduce the combined side yard setback from 6' to 3.47' (west side setback to be zero and east to be 3.47') to allow the subdivision of an improved zoning lot where an existing three-story, four dwelling unit building located at 2439 W. Fargo Avenue shall remain.

ACTION OF BOARD - VARIATION GRANTED

ZBA

JUL 22 2024

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANGELA BROOKS
ZURICH ESPOSITO
ADRIAN SOTO

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
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 June 21, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on June 6, 2024; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the combined side yard setback to 3.47' (west side setback to be zero and east to be 3.47') to allow the subdivision of an improved zoning lot where an existing three-story, four dwelling unit building located at 2439 W. Fargo Avenue shall remain; three related variations were granted to 2433 W. Fargo Avenue in Cal. No. 256-24-Z and to 2435 W. Fargo Avenue in Cal. Nos. 257-24-Z and 258-24-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or articular 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 7/22/24 . 2024

APPROVED, AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Tian Yu H Corp. dba Tian Yu Cal. No.260-24-S
APPEARANCE FOR: Same as Applicant **MINUTES OF MEETING:**
June 21, 2024
APPEARANCE AGAINST: None
PREMISES AFFECTED: 918 W. Diversey Parkway

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

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

ZBA

JUL 22 2024

 CITY OF CHICAGO
 ZONING BOARD
 OF APPEALS

BRIAN SANCHEZ
 ANGELA BROOKS
 ZURICH ESPOSITO
 ADRIAN SOTO

AFFIRMATIVE	NEGATIVE	ABSENT
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 June 21, 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 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 7/22



APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: 1642 W. North Avenue Cal. No.: 261-24-Z
APPEARANCE FOR: Lisa Duarte **MINUTES OF MEETING:**
 June 21, 2024
APPEARANCE AGAINST: None
PREMISES AFFECTED: 1642 W. North Avenue

NATURE OF REQUEST: Application for a variation to reduce the minimum lot area from the required 3,000 square feet to 2,976 square feet for a proposed four-story, three-dwelling units and ground floor professional office use.

ACTION OF BOARD - VARIATION GRANTED

ZBA

JUL 22 2024

**CITY OF CHICAGO
 ZONING BOARD
 OF APPEALS**

BRIAN SANCHEZ
 ANGELA BROOKS
 ZURICH ESPOSITO
 ADRIAN SOTO

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
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 June 21, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on June 6, 2024; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the minimum lot area to 2,976 square feet for a proposed four-story, three-dwelling units and ground floor professional office use; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or articular 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 7/22/24, 20

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Katalyst Entertainment Inc. Cal. No.: 262-24-Z
APPEARANCE FOR: Thomas Moore **MINUTES OF MEETING:**
APPEARANCE AGAINST: None June 21, 2024
PREMISES AFFECTED: 13257 S. Baltimore Avenue

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 within 125' of a residential district.

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

ZBA

JUL 22 2024

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ANGELA BROOKS
ZURICH ESPOSITO
ADRIAN SOTO

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Ming Yang Corp. Cal. No.263-24-S

APPEARANCE FOR: Patrick Turner **MINUTES OF MEETING:**

June 21, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3418 N. Sheffield Avenue

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

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

ZBA

JUL 22 2024

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ANGELA BROOKS
ZURICH ESPOSITO
ADRIAN SOTO

AFFIRMATIVE	NEGATIVE	ABSENT
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 June 21, 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 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 7/22/24.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: C & R Holdings Grow LLC Cal. No.264-24-S

APPEARANCE FOR: Timothy Barton **MINUTES OF MEETING:** June 21, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3300 W. Franklin Boulevard

NATURE OF REQUEST: Application for a special use to establish a cannabis craft grow facility.

ACTION OF BOARD – Continued to October 18, 2024 at 2pm.

THE VOTE

ZBA

JUL 22 2024

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ANGELA BROOKS
ZURICH ESPOSITO
ADRIAN SOTO

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: C & R Holdings Grow, LLC Cal. No.265-24-S

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

APPEARANCE AGAINST: None June 21, 2024

PREMISES AFFECTED: 3300 W. Franklin Boulevard

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

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

ZBA

JUL 22 2024

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANGELA BROOKS
ZURICH ESPOSITO
ADRIAN SOTO

AFFIRMATIVE	NEGATIVE	ABSENT
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 June 21, 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 to establish a cannabis infuser facility; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony has offered that the use complies with all the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s) provided: (1) the special use is issued solely to the applicant, C & R Holdings Grow, LLC; (2) no retail sales, samples, or physical product displays or stock are allowed at this facility; (3) no cannabis dispensary, cannabis craft grower, nor cannabis processor activities are allowed at this facility under this special use permit; (4) the development is consistent with the design and layout of the plans and drawings, dated June 21, 2024, Version 2, prepared by Main Architecture, and the Odor Control Plan, dated February 1, 2024 (revised: June 20, 2024), prepared by Building Engineering Systems; (5) the details and final design for the odor control system and components, including but not limited to: the size, type, and location of equipment, filters, roof top mechanical units and exterior system exhaust, etc. and details on the design and location of the airlocks, system layout, etc. are prepared by a qualified engineer and submitted for review and approval by Chicago Department of Public Health (CDPH) prior to issuance of any building permits; and (6) a fully detailed, written Final Odor Control Plan detailing the proposed operations, maintenance schedule and proposed remedies to address any system failures as well as any additional details requested by CDPH, prepared by a qualified engineer, is submitted for review and approval by CDPH, prior to issuance of any building permits.

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 7/22/24, 2024.


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:**
June 21, 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 August 16, 2024 at 2pm.

ZBA

JUL 22 2024

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANGELA BROOKS
ZURICH ESPOSITO
ADRIAN SOTO

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE

[Handwritten Signature]
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:**

June 21, 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 August 16, 2024 at 2pm.

THE VOTE

ZBA

JUL 22 2024

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ANGELA BROOKS
ZURICH ESPOSITO
ADRIAN SOTO

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

APPEARANCE FOR: Lewis Powell III **MINUTES OF MEETING:**
June 21, 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 August 16, 2024 at 2pm.

ZBA

JUL 22 2024

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANGELA BROOKS
ZURICH ESPOSITO
ADRIAN SOTO

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
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

APPEARANCE FOR: Lewis Powell III **MINUTES OF MEETING:**
June 21, 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 August 16, 2024 at 2pm.

ZBA

JUL 22 2024

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ANGELA BROOKS
ZURICH ESPOSITO
ADRIAN SOTO

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
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:**
June 21, 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 August 16, 2024 at 2pm.

ZBA

JUL 22 2024

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANGELA BROOKS
ZURICH ESPOSITO
ADRIAN SOTO

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Murphy’s Lounge 2017 dba Blaq’s Cal. No.439-23-S

APPEARANCE FOR: Harlan Powell **MINUTES OF MEETING:**

June 21, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 7628 S. Cottage Grove Avenue

NATURE OF REQUEST: Application for a special use to establish an outdoor patio to serve an existing tavern.

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

ZBA

JUL 22 2024

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ANGELA BROOKS
ZURICH ESPOSITO
ADRIAN SOTO

AFFIRMATIVE	NEGATIVE	ABSENT
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 June 21, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on November 30, 2023; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish an outdoor patio to serve an existing tavern; 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, Murphy's Lounge 2017 dba Blaq's, and the development is consistent with the design and layout of the plans and drawings, dated April 18, 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 7/22 2024



APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Jesse Kilgore Jr. & Barbara Yearby-Kilgore Cal. No.: 145-24-Z

APPEARANCE FOR: Thomas Moore **MINUTES OF MEETING:**
June 21, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 4405 S. Berkley Avenue

NATURE OF REQUEST: Application for a variation to reduce the rear setback from the required 28' to 19.56', south side setback from 2.03' to zero, (north to be 0.83'), combined side yard setback from 5.08' to 0.83' for a proposed rear deck to the existing single-family residence.

ACTION OF BOARD - VARIATION GRANTED

ZBA

JUL 22 2024

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANGELA BROOKS
ZURICH ESPOSITO
ADRIAN SOTO

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
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 June 21, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on April 4, 2024; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the rear setback to 19.56', south side setback to zero, (north to be 0.83'), combined side yard setback to 0.83' for a proposed rear deck to the existing single-family residence; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or articular 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 7/22/24.

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: The 4621 Club, Ltd dba Max's Place Cal. No.160-24-S
APPEARANCE FOR: Warren Silver **MINUTES OF MEETING:**
June 21, 2024
APPEARANCE AGAINST: None
PREMISES AFFECTED: 4621 N. Clark Street

NATURE OF REQUEST: Application for a special use to establish an outdoor patio to serve an existing tavern.

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

ZBA

JUL 22 2024

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANGELA BROOKS
ZURICH ESPOSITO
ADRIAN SOTO

AFFIRMATIVE	NEGATIVE	ABSENT
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 June 21, 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 establish an outdoor patio to serve an existing tavern; 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, The 4621 Club, Ltd dba Max's Place, 2) the development is consistent with the design and layout of the plans and drawings dated May 31, 2024, all prepared by Leigh Ann Neusdens, and 3) the second floor and garage may not be used for direct tavern purposes (service of alcoholic liquor for consumption on the premises), and any proposal to open access to the second floor and garage to customers of the tavern will require submission of an amended special use application and review and approval of such changes by the Zoning Board of Appeals (ZBA).

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 7/22/24

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Starbucks's Corporation Cal. No.180-24-S
APPEARANCE FOR: Marc Smith / Michael Payne **MINUTES OF MEETING:**
APPEARANCE AGAINST: None June 21, 2024
PREMISES AFFECTED: 6350 N. Broadway

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

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

THE VOTE

ZBA

JUL 22 2024

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANGELA BROOKS
ZURICH ESPOSITO
ADRIAN SOTO

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE
[Signature]
CHAIRMAN

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

APPLICANT: Adolfo Orozco Cal. No.: 212-24-Z
APPEARANCE FOR: John Pikarski **MINUTES OF MEETING:**
June 21, 2024
APPEARANCE AGAINST: None
PREMISES AFFECTED: 2445 W. 24th Street

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

ACTION OF BOARD - VARIATION GRANTED

ZBA

JUL 22 2024

 CITY OF CHICAGO
 ZONING BOARD
 OF APPEALS

BRIAN SANCHEZ
 ANGELA BROOKS
 ZURICH ESPOSITO
 ADRIAN SOTO

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

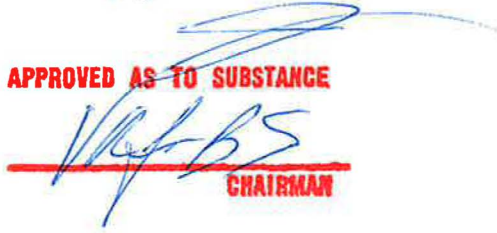
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 21, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on May 2, 2024; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the front setback to zero, west side setback to 0.34' (east to be 2.01'), combined side yard setback to 2.35' for a proposed third floor addition, front porch with stair over 6' and 5' solid wood fence in the front of an existing two-story single-family residence; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or articular 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 7/22/24.

APPROVED AS TO SUBSTANCE

CHAIRMAN