CITY OF CHICAGO ZONING BOARD OF APPEALS FRIDAY- April 19, 2024

121 N. LaSalle, Second Floor City Council Chambers

9:00 A.M.

Approval of the minutes from the March 15, 2024, regular meeting of the Zoning Board of Appeals ("Board").

Approval of the agenda for the April 19, 2024, regular meeting of the Board.

Special Use Extension Request

133-23-S ZONING DISTRICT: B3-1 WARD: 18

APPLICANT: PG6 Inc.

OWNER: Same as applicant **PREMISES AFFECTED:** 2443 W. 71st Street

SUBJECT: Application for a special use to establish a tavern.

• Approved

Regular Call

129-24-A ZONING DISTRICT: PD-981 WARD: 2

APPLICANT: G.P Green House, LLC **OWNER:** Schatz Building, LLC **PREMISES AFFECTED:** 620 N. Fairbanks Ct.

SUBJECT: Application for an appeal from decision of the office of the Zoning

Administrator in revoking a denial to apply for a special use for an

adult use cannabis dispensary. The office of the Zoning

Administrator has determined there is a school within 500' of the

subject site.

• Continued to May 17, 2024 at 9:00am

130-24-Z ZONING DISTRICT: RS-3 WARD: 37

APPLICANT: Leonardo Morocho **OWNER:** Same as applicant

PREMISES AFFECTED: 1020 N. Springfield Avenue

SUBJECT: Application for a variation to reduce the south side setback from

the required 2' to zero (north to be zero), combined side yard setback from 5' to zero, rear setback from 37.51' to 3.7' for an as built two car carport with 15' wide overhead door and 8' tall by 8.5' wide sliding metal gate all accessory to the existing two-story, two

dwelling unit building.

131-24-S ZONING DISTRICT: B1-1 WARD: 13

APPLICANT: C23 Nail & spa, LLC c/o Reyna C. Rivera **OWNER:** Jacobo Properties, LLC c/o Salvador Jacobo

PREMISES AFFECTED: 4241 W. 63rd Street

SUBJECT: Application for a special use to establish a nail salon.

Approved

132-24-S ZONING DISTRICT: B3-5 WARD: 32

APPLICANT: The Pink Sweet, Inc. **OWNER:** Glen C. Turenne

PREMISES AFFECTED: 1925 N. Milwaukee Avenue

SUBJECT: Application for a special use to establish a hair salon.

Approved

133-24-Z ZONING DISTRICT: RS-3 WARD: 26

APPLICANT: Nathalia Henry
OWNER: Same as applicant
PREMISES AFFECTED: 3720 W. Concord Place

SUBJECT: Application for a variation to reduce the west side setback from the

required 2' to zero (east to be 8.49'), combined side yard setback shall be 8.49' for a proposed rear one-story addition, rear open

deck to an existing single-family residence.

Approved

134-24-Z ZONING DISTRICT: C2-2 WARD: 29

APPLICANT: Batter & Berries, LLC Craig Richardson

OWNER: Juan & Only, LLC Juan Teague **PREMISES AFFECTED:** 5924 W. Chicago Avenue

SUBJECT: Application for a variation to establish a public place of

amusement license for a restaurant which is within 125' of a

residential district.

• Approved

135-24-Z ZONING DISTRICT: RT-3.5 WARD: 33

APPLICANT: Timothy Friese **OWNER:** Same as applicant **PREMISES AFFECTED:** 3016 N. Troy Street

SUBJECT: Application for a variation to reduce the north side setback from

the required 2' to zero (south to be 2'), combined side yard setback from 5' to 2' for an as built third story addition and a new rear second story deck and stairs on the existing three-story, single-family residence an and rear first story deck to convert to two

dwelling units.

• Continued to July 19, 2024 at 2:00pm

136-24-Z ZONING DISTRICT: RT-4 WARD: 1

APPLICANT: 1824 North Kedzie Condominium

OWNER: Same as applicant PREMISES AFFECTED: 1824 N. Kedzie Avenue

SUBJECT: Application for a variation to reduce the front setback from the

required 15' to 14.71', rear setback from 50' to zero, north side setback from 2' to zero (south to be zero), combined side yard setback from 5' to zero for an as built location of the third story four dwelling unit building to allow a 10.25' tall rolling gate at the

rear.

Approved

137-24-S ZONING DISTRICT: C1-3 WARD: 25

APPLICANT: Victory Outreach City Church Chicago

OWNER: 1814 Ashland, LLC

PREMISES AFFECTED: 1812-14 S. Ashland Avenue

SUBJECT: Application for a special use to establish a religious assembly

facility.

Approved

138-24-S ZONING DISTRICT: B3-1 WARD: 25

APPLICANT: Styles Parlor, LLC

OWNER: Jose Anaya

PREMISES AFFECTED: 2458 S. Spaulding Avenue

SUBJECT: Application for a special use to establish a hair salon.

Approved

139-24-Z ZONING DISTRICT: RT-4 WARD: 4

APPLICANT: Cody Nicholson and Patricia Renkiewicz

OWNER: Same as applicant

PREMISES AFFECTED: 4203 S. Langley Avenue

SUBJECT: Application for a variation to reduce the front setback from the

required15' to zero, north side setback from 2' to zero for a

proposed front open masonry porch with no access decorative open balcony at the second level to an existing two-story, two dwelling

unit building.

Approved

140-24-Z ZONING DISTRICT: RT-3.5 WARD: 1

APPLICANT: Nadiya and Vasyly Voytanovych

OWNER: Same as applicant **PREMISES AFFECTED:** 2235 W. Cortez Street

SUBJECT: Application for a variation to reduce the rear yard open space from

the required 500 square feet to zero for an as built rear one-story addition and an as built three-story enclosed porch for the existing three-story, six dwelling unit building to be deconverted to a five

dwelling unit building.

141-24-Z ZONING DISTRICT: RT-3.5 WARD: 1

APPLICANT: Nadiya and Vasyl Votanovych

OWNER: Same as applicant **PREMISES AFFECTED:** 2235 W. Cortez Street

SUBJECT: Application for a variation to reduce the rear setback from the

required 37.43' to 0.33', east side setback from 2.64' to 1.24' (east setback to be 6.05') for the as built rear one-story addition and as built three-story enclosed porch of an existing three-story, six dwelling unit building to be deconverted to a five dwelling unit

building.

Approved

142-24-Z ZONING DISTRICT: RT-3.5 WARD: 1

APPLICANT: Nadiya an Vasyl Voytanovych

OWNER: Same as applicant **PREMISES AFFECTED:** 2235 W. Cortez Street

SUBJECT: Application for a variation to increase the non-conforming floor

area in existence for at least 50 years of 6,685.59 square feet by 781.33 square feet for an as built rear one-story addition and an as built three-story enclosed porch on an existing three-story, six dwelling unit building to be deconverted to a five dwelling unit

building.

Approved

143-24-S ZONING DISTRICT: B3-2 WARD: 36

APPLICANT: 838 N Damen, LLC **OWNER:** Same as applicant **PREMISES AFFECTED:** 838 N. Damen Avenue

SUBJECT: Application for a special use to establish residential use below the

second floor for a proposed three-story, two dwelling unit building.

• Approved

144-24-S ZONING DISTRICT: C2-2 WARD: 3

APPLICANT: Saint Matthew Baptist Church Inc.

OWNER: Same as applicant **PREMISES AFFECTED:** 4511 S. State Street

SUBJECT: Application for a special use to expand an existing religious

assembly into a proposed one-story addition with renovated

fourteen car off-street accessory parking lot.

145-24-Z ZONING DISTRICT: RT-4 WARD: 4

APPLICANT: Jesse Kilgore Jr. & Barbara Yearby-Kilgore

OWNER: Same as applicant **PREMISES AFFECTED:** 4401 S. Berkley Avenue

SUBJECT: 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.

• Continued to June 21, 2024 at 2:00pm

146-24-Z ZONING DISTRICT: RS-1 WARD: 19

APPLICANT: Peter and Regina Kramer

OWNER: Same as applicant

PREMISES AFFECTED: 9301 S. Hamilton Avenue

SUBJECT: Application for a variation to reduce the rear setback from the

required 50' to 47.23' feet for proposed support columns for a new roof top terrace to the existing two-story, single-family residence.

Approved

147-24-Z ZONING DISTRICT: RT-4 WARD: 25

APPLICANT: Dean T. Economos OWNER: Same as applicant PREMISES AFFECTED: 1845 W. 21st Place

SUBJECT: Application for a variation to reduce the rear setback from the

required 37.64' to 3', east setback from 2' to zero (west to be zero), combined side yard setback from 5' to zero for a proposed three-

car detached garage with roof deck and access bridge.

Approved

148-24-Z ZONING DISTRICT: RT-4 WARD: 25

APPLICANT: Dean T. Economos Same as applicant PREMISES AFFECTED: 1845 W. 21st Place

SUBJECT: Application for a variation to relocate the required rear yard open

space of 203 square feet to roof deck on a proposed three-car

garage with access bridge.

Approved

149-24-Z ZONING DISTRICT: RS-2 WARD: 39

APPLICANT: Michael Voloudakis & Khamsin Tahiri

OWNER: Same as applicant

PREMISES AFFECTED: 4527 N. Kilbourn Avenue

SUBJECT: Application for a variation to reduce the north side setback from

the required 5' to 3.05' (south to be 5'), combined side yard setback from 15' to 8.05' for a proposed new third story addition, rear

second story addition and roof deck above, a rear attached two-car garage and a new rear deck with stairs and pergola on the existing

three-story, single-family residence.

150-24-S ZONING DISTRICT: PMD-4B WARD: 27

APPLICANT: Ace Golf Club, Ltd

OWNER: West Loop Holdings, LLC

PREMISES AFFECTED: 219 N. Justine Street

SUBJECT: Application for a special use to establish a participant, sports, and

recreation golf simulator in an existing two-story building.

• Approved

151-24-Z ZONING DISTRICT: PMD 4-B WARD: 27

APPLICANT: Ace Golf Club, Ltd

OWNER: West Loop Holdings, LLC

PREMISES AFFECTED: 219 N. Justine Street

SUBJECT: Application for a variation to reduce the number of required off-

street parking spaces from seven parking spaces to zero for a proposed participant. sports and recreation golf simulator in an existing two-story building which is a transit served location.

Approved

152-24-Z ZONING DISTRICT: PMD-4B WARD: 27

APPLICANT: Ace Golf Club, Ltd.

OWNER: West Loop Holdings, LLC **PREMISES AFFECTED:** 219 N. Justine Street

SUBJECT: Application for a variation to reduce the required bicycle parking

spaces from seven to zero for a proposed participant, sports and recreation golf simulator in an existing two-story building that is a

transit served location.

Approved

153-24-S ZONING DISTRICT: B1-1 WARD: 47

APPLICANT: PickyourcolorNails, LLC
OWNER: D-S-J- Properties, LLC
PREMISES AFFECTED: 2125 W. Irving Park Road

SUBJECT: Application for a special use to establish a nail salon.

Approved

154-24-S ZONING DISTRICT: B1-2 WARD: 24

APPLICANT: Pilsen Rentals, LLC Series XXI

OWNER: Same as applicant **PREMISES AFFECTED:** 2744 W. 18th Street

SUBJECT: Application for a special use to establish a business live / work unit

on the first story of an existing four-story, seven dwelling unit

building.

155-24-Z ZONING DISTRICT: RS-3 WARD: 33

APPLICANT: AMP Ventures- Kimball, LLC

OWNER: Same as applicant

PREMISES AFFECTED: 4300 N. Kimball Avenue **SUBJECT:** Application for a variation to make a zoning certification of the

total density, not to exceed more than one unit above its original construction in order to establish a three-story, six dwelling unit

mixed use building.

• Approved

156-24-Z ZONING DISTRICT: RS-3 WARD: 33

APPLICANT: AMP Ventures-Kimball, LLC

OWNER: Same as applicant

PREMISES AFFECTED: 4300 N. Kimball Avenue

SUBJECT: Application for a variation to reduce the rear yard open space from

the required 1,350 square feet to 560 square feet to establish a

three-story, six dwelling unit mixed use building.

Approved

157-24-S ZONING DISTRICT: B3-3 WARD: 43

APPLICANT: Wells Fargo Bank, N.A

OWNER: 2420 Halsted Land Owner, LLC

PREMISES AFFECTED: 2411 N. Lincoln Avenue

SUBJECT: Application for a special use to permit the conversion of an

existing ground floor retail use tenant space to a new financial service use (bank) in an existing five-story mixed use building on a

pedestrian street within 600' of another financial service use

(bank).

Approved

158-24-S ZONING DISTRICT: C1-2 WARD: 32

APPLICANT: Wells Fargo Bank N.A.

OWNER: Dynamic Enterprises, Inc.

PREMISES AFFECTED: 3162 N. Clybourn Avenue

SUBJECT: Application for a special use to establish a single-story financial

services facility (bank) with a drive through automatic teller

machine.

Approved

159-24-Z ZONING DISTRICT: RS-3 WARD: 32

APPLICANT: Aaron I. Benson & Merav S. Benson

OWNER: Same as applicant **PREMISES AFFECTED:** 2042 W. Fletcher Street

SUBJECT: Application for a variation to reduce the front setback from the

required 12' to 5.50', east side setback from 2.4' to 1.75' for a proposed one-story addition and a front open porch to an existing

two-story single-family residence.

160-24-S ZONING DISTRICT: B3-2 WARD: 46

APPLICANT: The 4621 Club, Ltd dba Max's Place

OWNER: 4621 Clark, LLC **PREMISES AFFECTED:** 4621 N. Clark Street

SUBJECT: Application for a special use to establish an outdoor patio to serve

an existing tavern.

• Continued to June 21, 2024 at 2:00pm

2:00 P.M.

161-24-S ZONING DISTRICT: C1-3 WARD: 27

APPLICANT: 2334 Adams, LLC **OWNER:** Same as applicant **PREMISES AFFECTED:** 2342 W. Adams Street

SUBJECT: Application for a special use to establish residential use below the

second floor to convert an existing five-story, thirty-one dwelling unit building to thirty-three dwelling units by converting the

existing ground floor retail use to two dwelling units.

• Approved

162-24-Z ZONING DISTRICT: C1-3 WARD: 27

APPLICANT: 2334 Adams, LLC **OWNER:** Same as applicant **PREMISES AFFECTED:** 2342 W. Adams Street

SUBJECT: Application for a variation to reduce the minimum lot area from

the required 13,200 square feet to 12,703 square feet for the conversion of an existing five-story, thirty-one dwelling unit building to thirty-three dwelling units by converting the existing

ground floor retail use to two dwelling units.

Approved

163-24-Z ZONING DISTRICT: C1-3 WARD: 27

APPLICANT: 2334 Adams, LLC **OWNER:** Same as applicant **PREMISES AFFECTED:** 2342 W. Adams Street

SUBJECT: Application for a variation to reduce the required parking spaces

from the required to zero to convert an existing five-story, thirty-one-dwelling unit building to a thirty-three dwelling unit building

which is a transit served location.

• Approved

164-24-Z ZONING DISTRICT: B3-1 WARD: 39

APPLICANT: 6154 Restaurant, Inc. **OWNER:** 6154 Milwaukee, LLC **PREMISES AFFECTED:** 6154 N. Milwaukee Avenue

SUBJECT: Application for a variation to establish a public place of

amusement license to provide DJ, karaoke, live band, private and

public events within 125' of a residential zoning district.

165-24-Z ZONING DISTRICT: RS-2 WARD: 41

APPLICANT: Dianne Daleiden **OWNER:** Same as applicant

PREMISES AFFECTED: 7724 W. Columbia Avenue

SUBJECT: Application for a variation to reduce the west side setback from the

required 4' to 3' (east to be 7.41'), combined side yard setback to be 10.41', the front property line setback to prevent obstruction of the sidewalk from 20' to .50' for a proposed one car garage to serve the

existing single-family residence.

Approved

166-24-Z ZONING DISTRICT: RS-3 WARD: 47

APPLICANT: Matthew and Abby Scholl

OWNER: Same as applicant **PREMISES AFFECTED:** 4158 N. Oakley Avenue

SUBJECT: Application for a variation to reduce the south side setback from 2'

to 1.92' (north side setback to be 3.17'), combined side yard setback to be 5.09', rear yard setback from 34.75' to 22.17' for a proposed stair and bridge connection that will access a proposed rooftop deck with a pergola on an existing detached two-car garage from a proposed rear open deck to the existing single-family

residence.

Approved

167-24-Z ZONING DISTRICT: RS-3 WARD: 47

APPLICANT: Matthew and Abby Scholl

OWNER: Same as applicant PREMISES AFFECTED: 4158 N. Oakley Avenue

SUBJECT: Application for a variation to relocate the required 225 square feet

of rear yard open space to a proposed roof top deck on an existing detached two car garage to an existing two-story, single-family

residence.

Approved

168-24-Z ZONING DISTRICT: RS-3 WARD: 15

APPLICANT: Danny's Construction Group, Inc.

OWNER: Vee Enterprise Group, Inc.

PREMISES AFFECTED: 2423 W. 46th Place

SUBJECT: Application for a variation to reduce the front setback from the

required 78.5' to 16' for a proposed two-story, single-family

residence.

169-24-Z ZONING DISTRICT: RT-4 WARD: 25

APPLICANT: TA Development, LLC

OWNER: Yvonne Wilk & Teresa Keshta

PREMISES AFFECTED: 2626 W. 21st Street

SUBJECT: Application for a variation to reduce the minimum lot area from

the required 3,000 square feet to 2,964 square for a proposed two-

story, three dwelling unit building.

• Approved

170-24-Z ZONING DISTRICT: RT-4 WARD: 25

APPLICANT: TA Development

OWNER: Yvonne Wilk & Teresa Keshta

PREMISES AFFECTED: 2632 W. 21st Street

SUBJECT: Application for a variation to reduce the minimum lot area from

the required 3,000 square feet to 2,964 square feet for a proposed

two-story, three dwelling unit building.

Approved

TONING DISTRICT: B3-3 WARD: 43 APPLICANT: Michigan State University Federal Credit Union

OWNER: 800 Altgeld, LLC **PREMISES AFFECTED:** 2500 N. Halsted Street

SUBJECT: Application for a special use to establish a financial service use

(credit union) on the ground floor of an existing four-story, mixeduse building on a pedestrian street within 600' of another financial

service.

Approved

172-24-S ZONING DISTRICT: B3-3 WARD: 28

APPLICANT: Razor red Grooming Solutions, LLC

OWNER: KV Western, LLC

PREMISES AFFECTED: 600 S. Western Avenue, Unit # 2

SUBJECT: Application for a special use to establish a barber shop.

Approved

173-24-S ZONING DISTRICT: B3-2 WARD: 28

APPLICANT: Edna's Circle **OWNER:** Same as applicant

PREMISES AFFECTED: 4000-04 W. Jackson Boulevard

SUBJECT: Application for a special use to establish a community center on

the ground floor of an existing three-story, mixed-use building.

• Continued to June 21, 2024 at 2:00pm

174-24-S ZONING DISTRICT: B3-2 WARD: 28

APPLICANT: Edna's Circle **OWNER:** Same as applicant

PREMISES AFFECTED: 4000-04 W. Jackson Boulevard

SUBJECT: Application for a special use to establish a transitional residence in

an existing three-story, mixed-use building and adjacent two-story

residential building.

• Continued to June 21, 2024 at 2:00pm

175-24-Z ZONING DISTRICT: B3-2 WARD: 28

APPLICANT: Edna's Circle **OWNER:** Same as applicant

PREMISES AFFECTED: 4000-04 W. Jackson Boulevard

SUBJECT: 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.

• Continued to June 21, 2024 at 2:00pm

176-24-S ZONING DISTRICT: B3-2 WARD: 44

APPLICANT: Chicago Haircuts & Shaves, LLC
OWNER: Belway Development, LLC
PREMISES AFFECTED: 611 W. Belmont Avenue

SUBJECT: Application for a special use to establish a barber shop.

Approved

177-24-Z APPLICANT: ZONING DISTRICT: RS-3WARD: 36
Chicago Board of Education for the City of Chicago

OWNER: Public building Commission of Chicago

PREMISES AFFECTED: 2148 N. Long Avenue

SUBJECT: Application for a variation to reduce the front setback from the

required 20' to zero for a proposed parking lot which will have three-hundred and two parking spaces with six spaces dedicated for drivers ed vehicles and twenty bicycle parking spaces to serve

an existing high school.

Approved

178-24-Z ZONING DISTRICT: RS-3 WARD: 36 APPLICANT:Chicago Board of Education for the City of Chicago

OWNER: Public Building Commission of Chicago

PREMISES AFFECTED: 2148 N. Long Avenue

SUBJECT: Application for a variation to reduce the 7' landscape setback from

the required 7' along Long Avenue to 6'-7" (south parking) and to zero (north parking) and to eliminate the landscape setback along Grand Avenue and to allow more than fifteen parking stalls in one row without the landscape island with tree for the existing high school building with existing north and proposed south on-site

parking lots.

179-24-Z ZONING DISTRICT: C1-3 WARD: 2

APPLICANT: CHR Corporation dba Frontier Chicago

OWNER: 1072North Milwaukee, LLC **PREMISES AFFECTED:** 1072 N. Milwaukee Avenue

SUBJECT: Application for a variation to establish a public place of

amusement license to provide live entertainment, music and DJ which is located within 125' of a residential zoning district.

Approved

180-24-S ZONING DISTRICT: B3-1 WARD: 48

APPLICANT: Starbuck's Corporation

OWNER: Benitta Berke, Trustee of Trust # 12-2834-6350

PREMISES AFFECTED: 6350 N. Broadway

SUBJECT: Application for a special use to replace an existing Starbuck's with

a new building and reconfigure a surface parking lot. The new

building will also have a one-lane drive-through.

• Continued to June 21, 2024 at 2:00pm

CONTINUANCES

439-23-S ZONING DISTRICT: B3-2 WARD: 6

APPLICANT: Murphy's Lounge 2017 dba Blaq's

OWNER: Shawn Frison

PREMISES AFFECTED: 7628 S. Cottage Grove Avenue

SUBJECT: Application for a special use to establish an outdoor patio to serve

an existing tavern.

• Continued to June 21, 2024 at 2:00pm

460-23-S ZONING DISTRICT: B3-2 WARD: 49

APPLICANT: Shaan Howard, LLC

OWNER: Knox Square Partners, LLC **PREMISES AFFECTED:** 2321 W. Howard Street

SUBJECT: Application for a special use to establish a single lane drive-

through facility to serve a proposed fast-food restaurant.

Withdrawn

461-23-Z ZONING DISTRICT: B3-2 WARD: 49

APPLICANT: Shaan Howard, LLC

OWNER: Knox Square Properties, LLC **PREMISES AFFECTED:** 2321 W. Howard Street

SUBJECT: Application for a variation to reduce the perimeter landscape

setback from the required 7' to zero along Claremont Avenue for a

proposed fast-food restaurant.

Withdrawn

45-24-Z ZONING DISTRICT: RM-4.5 WARD: 43

APPLICANT: PH Chicago, LLC Bonita M. Webb **PREMISES AFFECTED:** 1854 N. Howe Street

SUBJECT: Application for a variation to reduce the north and south side

setbacks from 2' to 1' each, combined side yard setback from 4.4' to 2' for a proposed three-story, single-family residence with rooftop deck partially covered pergola 10' high, rooftop stair way and elevator enclosure and first floor open rear deck 4' high.

• Continued to July 19, 2024 at 2:00pm

46-24-Z ZONING DISTRICT: RS-2 WARD: 13

APPLICANT: Baleria Garcia Frutos & Cesar Frutos

OWNER: Same as applicant **PREMISES AFFECTED:** 6640 S. Kedvale Avenue

SUBJECT: Application for a variation to reduce the front setback from the

required 14.84' to 8.83', north side setback from 4' to 2.85', combined side yard setback from 9' to 5.57', rear setback from 35.1' to 3.01' for a proposed rear one-story addition with first floor covered open rear deck and new covered open front porch on the existing two-story single-family residence and to erect a new detached two car garage with accessory attic storage which is

16.54' in height.

Approved

59-24-Z ZONING DISTRICT: RS-3 WARD: 36

APPLICANT: Michael Bojda and Mateusz Bojda

OWNER: Same as applicant **PREMISES AFFECTED:** 2428 W. Erie Street

SUBJECT: Application for a variation to reduce the west side setback from 2'

to1' (east to be 3'), combined side setback to be 4' for a proposed

rear two-story, single-family residence.

• Withdrawn

60-24-Z ZONING DISTRICT: RM-4.5 WARD: 36

APPLICANT: Michael Bojda and Mateusz Bojda

OWNER: Same as applicant **PREMISES AFFECTED:** 2432 W. Erie Street

SUBJECT: Application for a variation to reduce the east side setback from the

required 2' to 0.12' (west to be 2.86') combined side yard setback from 4.8' to 2.8' to allow the division of an improved zoning lot. The existing three-story, three dwelling unit building at 2432 W. Erie Street shall remain. A single-family residence is proposed at

2428 W. Erie Street.

61-24-Z ZONING DISTRICT: RM-4.5 WARD: 36

APPLICANT: Michael Bojda and Mateusz Bojda

OWNER: Same as applicant **PREMISES AFFECTED:** 2432 W. Erie Street

SUBJECT: Application for a variation to reduce the rear yard open space from

194 square feet to zero to divide an improved zoning lot. The existing three-story, three dwelling unit shall remain at 2432 W. Erie Street. A single-family residence is proposed at 2428 W. Erie

Street.

Approved

66-24-S ZONING DISTRICT: B3-2 WARD: 47

APPLICANT: The Dog Bar, LLC **OWNER:** 2457 Montrose, LLC **PREMISES AFFECTED:** 2457 W. Montrose Avenue

SUBJECT: Application for a special use to establish a tavern with rear outdoor

patio.

• Approved

Approval of the written resolutions containing findings of fact consistent with the votes of the Board at its March 15, 2024 regular meeting.

Adjournment.