CITY OF CHICAGO ZONING BOARD OF APPEALS
FRIDAY- April 19, 2024
121 N. LaSalle, City Hall, Room 1003A, 10th Floor

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

148-24-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 relocate the required rear yard open space of 203 square feet to roof deck on a proposed three-car garage with access bridge.

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.

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.

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.

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.

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.

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.

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).

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

171-24-S **ZONING 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, mixed-use building on a pedestrian street within 600' of another financial service.

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.

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.

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.

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.

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.

177-24-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 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.

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.

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.

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.

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.

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.

45-24-Z **ZONING DISTRICT: RM-4.5** **WARD: 43**
APPLICANT: PH Chicago, LLC
OWNER: 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.

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.

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.	

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.	

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.	

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

Adjournment.