

CITY OF CHICAGO ZONING BOARD OF APPEALS

**FRIDAY- April 19, 2024
121 N. LaSalle, Room 1003**

THIS MEETING OF THE ZONING BOARD OF APPEALS IS AN IN-PERSON MEETING. THERE WILL BE NO REMOTE PARTICIPATION. ANYONE WISHING TO PARTICIPATE IN THE MEETING MUST BE PHYSICALLY PRESENT AT 121 N. LASALLE STREET, ROOM 1003.

PHYSICALLY PRESENT FOR ALL OR SOME PORTIONS

**Brian Sanchez, Chairman
Angela Brooks
Zurich Esposito**

Chairman Sanchez called the meeting to order at 9:02 AM. Chairman Sanchez undertook a roll call vote to establish the presence of a quorum. The hearings commenced with three members present (Chairman, Brooks, and Esposito).

Motion to approve the minutes for the March 15, 2024 regular meeting of the Zoning Board of Appeals (“Board”) made by Chairman. Second by Esposito. Motion carried 3-0; yeas – Chairman, Brooks, and Esposito.

Motion to approve the agenda for the April 19, 2024 regular meeting of the Board made by Chairman. Second by Esposito. Motion carried 3-0; yeas – Chairman, Brooks, and Esposito

9:00 A.M.

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.	
	Motion to approve made by Chairman. Second by Esposito.	
	Motion carried 3-0; yeas – Chairman, Brooks, and Esposito.	

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
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.
Motion to approve made by Chairman. Second by Esposito.
Motion carried 3-0; yeas – Chairman, Brooks, and Esposito.

131-24-S
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.
Motion to approve made by Chairman. Second by Esposito.
Motion carried 3-0; yeas – Chairman, Brooks, and Esposito.

132-24-S
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.
Motion to approve made by Chairman. Second by Esposito.
Motion carried 3-0; yeas – Chairman, Brooks, and Esposito.

133-24-Z
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.
Motion to approve made by Chairman. Second by Esposito.
Motion carried 3-0; yeas – Chairman, Brooks, and Esposito.

134-24-Z
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.
Motion to approve made by Chairman. Second by Esposito.
Motion carried 3-0; yeas – Chairman, Brooks, and Esposito.

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 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.
Motion to approve made by Chairman. Second by Esposito.
Motion carried 3-0; yeas – Chairman, Brooks, and Esposito.

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.
Motion to approve made by Chairman. Second by Esposito.
Motion carried 3-0; yeas – Chairman, Brooks, and Esposito.

At 10:00 AM, Chairman made a motion to recess until 10:05 AM. Second by Esposito. Motion carried 3-0; yeas – Chairman, Brooks, and Esposito. The Board then stood in recess until 10:05 AM.

At 10:05 AM, Chairman made a motion to reconvene the meeting. Second by Esposito. Motion carried 3-0; yeas – Chairman, Brooks, and Esposito. The Board then reconvened at 10:05 AM.

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.
Motion to approve made by Chairman. Second by Esposito.
Motion carried 3-0; yeas – Chairman, Brooks, and Esposito.

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 required 15' 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.
Motion to approve made by Chairman. Second by Esposito.
Motion carried 3-0; yeas – Chairman, Brooks, and Esposito.

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.
Motion to approve made by Chairman. Second by Esposito.
Motion carried 3-0; yeas – Chairman, Brooks, and Esposito.

141-24-Z **ZONING DISTRICT: RT-3.5** **WARD: 1**
APPLICANT: Nadiya and Vasyly 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.
Motion to approve made by Chairman. Second by Esposito.
Motion carried 3-0; yeas – Chairman, Brooks, and Esposito.

142-24-Z **ZONING DISTRICT: RT-3.5** **WARD: 1**
APPLICANT: Nadiya an Vasyly 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.
Motion to approve made by Chairman. Second by Esposito.
Motion carried 3-0; yeas – Chairman, Brooks, and Esposito.

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.
Motion to approve made by Chairman. Second by Esposito.
Motion carried 3-0; yeas – Chairman, Brooks, and Esposito.

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.
Motion to approve made by Chairman. Second by Esposito.
Motion carried 3-0; yeas – Chairman, Brooks, and Esposito.

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.
Motion to approve made by Chairman. Second by Esposito.
Motion carried 3-0; yeas – Chairman, Brooks, and Esposito.

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.
Motion to approve made by Chairman. Second by Esposito.
Motion carried 3-0; yeas – Chairman, Brooks, and Esposito.

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.
Motion to approve made by Chairman. Second by Esposito.
Motion carried 3-0; yeas – Chairman, Brooks, and Esposito.

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.
Motion to approve made by Chairman. Second by Esposito.
Motion carried 3-0; yeas – Chairman, Brooks, and Esposito.

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.
Motion to approve made by Chairman. Second by Esposito.
Motion carried 3-0; yeas – Chairman, Brooks, and Esposito.

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.
Motion to approve made by Chairman. Second by Esposito.
Motion carried 3-0; yeas – Chairman, Brooks, and Esposito.

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.

**Motion to approve made by Chairman. Second by Esposito.
Motion carried 3-0; yeas – Chairman, Brooks, and Esposito.**

153-24-S

APPLICANT:

OWNER:

PREMISES AFFECTED:

SUBJECT:

ZONING DISTRICT: B1-1

WARD: 47

PickyourcolorNails, LLC

D-S-J- Properties, LLC

2125 W. Irving Park Road

Application for a special use to establish a nail salon.

Motion to approve made by Chairman. Second by Esposito.

Motion carried 3-0; yeas – Chairman, Brooks, and Esposito.

154-24-S

APPLICANT:

OWNER:

PREMISES AFFECTED:

SUBJECT:

ZONING DISTRICT: B1-2

WARD: 24

Pilsen Rentals, LLC Series XXI

Same as applicant

2744 W. 18th Street

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.

Motion to approve made by Chairman. Second by Esposito.

Motion carried 3-0; yeas – Chairman, Brooks, and Esposito.

155-24-Z

APPLICANT:

OWNER:

PREMISES AFFECTED:

SUBJECT:

ZONING DISTRICT: RS-3

WARD: 33

AMP Ventures- Kimball, LLC

Same as applicant

4300 N. Kimball Avenue

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.

Motion to approve made by Chairman. Second by Esposito.

Motion carried 3-0; yeas – Chairman, Brooks, and Esposito.

156-24-Z

APPLICANT:

OWNER:

PREMISES AFFECTED:

SUBJECT:

ZONING DISTRICT: RS-3

WARD: 33

AMP Ventures-Kimball, LLC

Same as applicant

4300 N. Kimball Avenue

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.

Motion to approve made by Chairman. Second by Esposito.

Motion carried 3-0; yeas – Chairman, Brooks, and Esposito.

157-24-S

APPLICANT:

OWNER:

PREMISES AFFECTED:

SUBJECT:

ZONING DISTRICT: B3-3

WARD: 43

Wells Fargo Bank, N.A

2420 Halsted Land Owner, LLC

2411 N. Lincoln Avenue

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).

Motion to approve made by Chairman. Second by Esposito. Motion carried 3-0; yeas – Chairman, Brooks, and Esposito.

158-24-S
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.
Motion to approve made by Chairman. Second by Esposito. Motion carried 3-0; yeas – Chairman, Brooks, and Esposito.

159-24-Z
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.
Motion to approve made by Chairman. Second by Esposito. Motion carried 3-0; yeas – Chairman, Brooks, and Esposito.

160-24-S
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

Motion to move into closed session pursuant to Section 2(c)(4) of the Open Meetings Act for the purpose of considering the evidence and testimony presented in open session made by the Chairman. Second by Esposito. Motion carried 3-0; yeas – Chairman, Brooks, and Esposito. Meeting went into closed session at 11:37 AM.

Motion to return to open session made by the Chairman. Second by Esposito. Motion carried 3-0; yeas – Chairman, Brooks, and Esposito. Meeting returned to open session at 11:52 AM. Following the return to open session, the Board then voted on matters presented before them.

Motion to approve all continuance requests to the dates previously stated made by the Chairman. Second by Esposito. Motion carried 3-0; yeas – Chairman, Brooks, and Esposito.

public events within 125' of a residential zoning district.
Motion to approve made by Chairman. Second by Esposito.
Motion carried 3-0; yeas – Chairman, Brooks, and Esposito.

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.
Motion to approve made by Chairman. Second by Esposito.
Motion carried 3-0; yeas – Chairman, Brooks, and Esposito.

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.
Motion to approve made by Chairman. Second by Esposito.
Motion carried 3-0; yeas – Chairman, Brooks, and Esposito.

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.
Motion to approve made by Chairman. Second by Esposito.
Motion carried 3-0; yeas – Chairman, Brooks, and Esposito.

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.
Motion to approve made by Chairman. Second by Esposito.
Motion carried 3-0; yeas – Chairman, Brooks, and Esposito.

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.
Motion to approve made by Chairman. Second by Esposito.
Motion carried 3-0; yeas – Chairman, Brooks, and Esposito.

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.
Motion to approve made by Chairman. Second by Esposito.
Motion carried 3-0; yeas – Chairman, Brooks, and Esposito.

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.
Motion to approve made by Chairman. Second by Esposito.
Motion carried 3-0; yeas – Chairman, Brooks, and Esposito.

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.
Motion to approve made by Chairman. Second by Esposito.
Motion carried 3-0; yeas – Chairman, Brooks, and Esposito.

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.
Motion to approve made by Chairman. Second by Esposito.
Motion carried 3-0; yeas – Chairman, Brooks, and Esposito.

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.
Motion to approve made by Chairman. Second by Esposito.
Motion carried 3-0; yeas – Chairman, Brooks, and Esposito.

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.

Motion to approve made by Chairman. Second by Esposito. Motion carried 3-0; yeas – Chairman, Brooks, and Esposito.

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.
Motion to approve made by Chairman. Second by Esposito. Motion carried 3-0; yeas – Chairman, Brooks, and Esposito.

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

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.

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.

Motion to approve made by Chairman. Second by Esposito.

Motion carried 3-0; yeas – Chairman, Brooks, and Esposito.

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' to 1' (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.

Motion to approve made by Chairman. Second by Esposito. Motion carried 3-0; yeas – Chairman, Brooks, and Esposito.

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.

Motion to approve made by Chairman. Second by Esposito. Motion carried 3-0; yeas – Chairman, Brooks, and Esposito.

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.

Motion to approve made by Chairman. Second by Esposito. Motion carried 3-0; yeas – Chairman, Brooks, and Esposito.

Motion to move into closed session pursuant to Section 2(c)(4) of the Open Meetings Act for the purpose of considering the evidence and testimony presented in open session made by the Chairman. Second by Esposito. Motion carried 3-0; yeas – Chairman, Brooks, and Esposito. Meeting went into closed session at 4:33 PM.

Motion to return to open session made by the Chairman. Second by Esposito. Motion carried 3-0; yeas – Chairman, Brooks, and Esposito. Meeting returned to open session at 4:47 PM. Following the return to open session, the Board then voted on matters presented before them.

Motion to approve all continuance requests to the dates previously stated made by the Chairman. Second by Esposito. Motion carried 3-0; yeas – Chairman, Brooks, and Esposito.

Motion to approve all withdrawal requests made by the Chairman. Second by Esposito. Motion carried 3-0; yeas – Chairman, Brooks, and Esposito.

Motion to approve the written resolutions containing findings of fact consistent with the votes of the Board at its March 15, 2024 regular meeting. Second by Esposito. Motion carried 3-0; yease – Chairman, Brooks, and Esposito.

At 4:51 PM, Chairman made a motion to adjourn. Second by Esposito. Motion carried 3-0; yeas – Chairman, Brooks, and Esposito.

Adjournment 4:51PM

