

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

**MINUTES OF MEETING:**

March 15, 2024

Cal. No. 379-22-S

The Applicant 6617 South Ashland, presented a written request for an extension of time in which to establish residential use below the second floor within an existing two-story building containing six dwelling units on the second story and offices on the first story to convert to ten dwelling units at 6617 S. Ashland Avenue. The special use was approved on January 20, 2023 in Cal. No. 379-22-S.

The Applicant's representative, Thomas Moore stated that the Applicant's principal reason for the extension was due to dramatic increases in the costs of materials and financing. However there is evidence that these costs will ease during the next year and the project will move forward.

Acting Chairman Sanchez moved the request be granted and the time for obtaining the necessary permits be extended to February 23, 2025.

**THE VOTE**

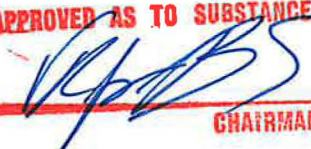
**ZBA**

**APR 22 2024**

CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

BRIAN SANCHEZ  
ANGELA BROOKS  
ANN MACDONALD  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

**APPROVED AS TO SUBSTANCE**  
  
**CHAIRMAN**

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

**MINUTES OF MEETING:**

March 15, 2024

Cal. No. 24-23-S

The Applicant Connections for Abused Women and their Children, presented a written request for an extension of time in which to establish a community center in an existing one- and two-story building with a proposed three-story addition at 3311 W. Carroll Avenue. The special use was approved on March 17, 2023 in Cal. No. 24-23-S.

The Applicant's representatives, Michael Noonan/Donna Pugh stated that the Applicant's principal reason for the extension was due to the discovery of previously-unknown existing conditions in late 2023 which require more sophisticated design and engineering work. Additionally, the Applicant sought to retain a new engineering team to handle this project which they finally did in early 2024.

Acting Chairman Sanchez moved the request be granted and the time for obtaining the necessary permits be extended to April 28, 2025.

**THE VOTE**

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

BRIAN SANCHEZ  
ANGELA BROOKS  
ANN MACDONALD  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

**APPROVED AS TO SUBSTANCE**  
  
**CHAIRMAN**



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

**MINUTES OF MEETING:**

March 15, 2024

Cal. No. 25-23-S

The Applicant Connections for Abused Women and their Children, presented a written request for an extension of time in which to establish a domestic violence shelter in an existing one and two-story building with a proposed three-story addition at 3311 W. Carroll Avenue. The special use was approved on March 17, 2023 in Cal. No. 25-23-S.

The Applicant's representatives, Michael Noonan/Donna Pugh stated that the Applicant's principal reason for the extension was due to the discovery of previously-unknown existing conditions in late 2023 which require more sophisticated design and engineering work. Additionally, the Applicant sought to retain a new engineering team to handle this project which they finally did in early 2024.

Acting Chairman Sanchez moved the request be granted and the time for obtaining the necessary permits be extended to April 28, 2025.

**ZBA**

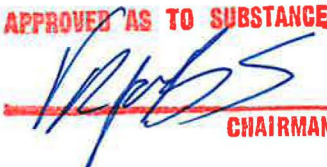
**APR 22 2024**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ  
ANGELA BROOKS  
ANN MACDONALD  
SAM TOIA

**THE VOTE**

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

**APPROVED AS TO SUBSTANCE**  
  
**CHAIRMAN**



**ZONING BOARD OF APPEALS  
CITY OF CHICAGO**

**Eagle OZB II, LP**

APPLICANT(S)

**81-24-Z; 82-24-Z;  
83-24-Z; 84-24-Z**

CALENDAR NUMBER(S)

**545-555 E. Oakwood Blvd.**

SUBJECT PROPERTY

**March 15, 2024**

HEARING DATE

ACTION OF BOARD	THE VOTE	AFFIRMATIVE	NEGATIVE	RECUSED
The variations were APPROVED.				
	Brian Sanchez, Chairman	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Sam Toia	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Angela Brooks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ann MacDonald (alternate)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	[vacant position]	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**FINDINGS OF THE ZONING BOARD OF APPEALS**

**I. APPLICATION BACKGROUND**

The subject property is located in the Bronzeville neighborhood. It is zoned RM-5 and is improved with a three and a half story school building and shares a single zoning lot with a religious assembly building. The Applicant sought to split the zoning lot into two independent zoning lots and redevelop the lot with the school building. The school building has been abandoned for eight years and has suffered severe deterioration. The Applicant proposed to demolish the school building and construct a four-story, 48-dwelling, multi-family building with eight accessory parking spaces and forty-eight bicycle parking spaces. The Applicant sought the following variation(s) from the Chicago Zoning Ordinance: (1) reduce the minimum required north side setback from 5.0' to 0.0', the minimum required south side setback from 5.0' to 0.0', and the minimum required east side setback from 5.0' to 0.0'; (2) reduce the required amount of rear yard open space from 1,728.0 sq. Ft. to 0; (3) reduce the required number of off-street parking spaces for a transit served location from 48 parking spaces to 8 parking spaces; (4) reduce the minimum required west side setback from 5.0' to 3.58', and the minimum required south side setback from 5.0' to 3.54'; in order to allow the division of an improved zoning lot.

## II. PUBLIC HEARING

In accordance with the Rules of Procedure of the Zoning Board of Appeals, the Applicant had submitted its proposed Findings of Fact. The Zoning Board of Appeals (“ZBA”) held a public hearing on the Applicant’s special use application at its regular meeting held on Friday, March 15, 2024. Due notice of the hearing was provided under Sections 17-13-0107-A(9) and 17-13-0107-B of the Chicago Zoning Ordinance and by publication in the *Chicago Tribune*. The list of participants who provided sworn testimony is attached as the **Hearing Participant Exhibit**. At the conclusion of the hearing, the ZBA took the matter under advisement. Prior to the conclusion of the meeting, the ZBA voted on the matter.

## III. 17-13-1107 VARIATION APPROVAL CRITERIA AND REVIEW FACTORS

**17-13-1107-A Approval Criteria.** The Zoning Board of Appeals may not approve a variation unless it makes findings, based upon the evidence presented to it in each specific case, that: (1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; and (2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance (See Sec. 17-1-0500).

**17-13-1107-B Evidence of Practical Difficulties or Particular Hardship.** In order to determine that practical difficulties or particular hardships exist, the Zoning Board of Appeals must find evidence of each of the following: (1) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; (2) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and (3) the variation, if granted, will not alter the essential character of the neighborhood.

**17-13-1107-C Other Review Factors.** In making its determination of whether practical difficulties or particular hardships exist, the Zoning Board of Appeals must take into consideration the extent to which evidence has been submitted substantiating the following facts: (1) the particular physical surroundings, shape or topographical condition of the specific property involved would result in a particular hardship upon the property owner as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out; (2) the conditions upon which the petition for a variation is based would not be applicable, generally, to other property within the same zoning classification; (3) the purpose of the variation is not based exclusively upon a desire to make more money out of the property; (4) the alleged practical difficulty or particular hardship has not been created by any person presently having an interest in the property; (5) the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; and (6) the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire,



or endanger the public safety, or substantially diminish or impair property values within the neighborhood.

For the purpose of clarity, the ZBA has rearranged the approval criteria under the Chicago Zoning Ordinance into five broad categories in its findings consisting of the following: (I) **practical difficulties or particular hardships** [17-13-1107 A(1) & C(4)]; (II) **reasonable return** [17-13-1107 B(1) & C(3)]; (III) **unique circumstances** [17-13-1107 B(2), C(1), & C(2)]; (IV) **neighborhood's essential character** [17-13-1107 B(3), C(5), & C(6)]; and (V) **consistency with the stated purpose and intent of the Zoning Ordinance** [17-13-1107 A(2)].

#### IV. FINDINGS OF FACT

After careful consideration of the evidence, testimony and the entire record, including the Applicant's proposed Findings of Fact, the ZBA hereby makes the following findings with reference to the Applicant's application for a variation pursuant to Sections 17-13-1107-A, B, and C of the Chicago Zoning Ordinance:

##### I. Practical Difficulties or Particular Hardships:

The practical difficulties or particular hardships that would derive from strict compliance with the regulations and standards of the Zoning Ordinance are the following: the subject property is a large zoning lot which currently contains both an abandoned, dilapidated school building and a parish building (a legal nonconforming religious assembly use). The requested variations are sought because the proposed housing development cannot be located on the same zoning lot as another principal building such as the parish building. The Chicago Zoning Ordinance prohibits the division of a zoning lot unless the resultant lots each comply with the Zoning Ordinance. Accordingly, to split the lot and reactivate the new lot where the school building sits, variations are needed. Another difficulty for this project is the jagged property lines and lack of alley access. Not only does this create many additional setback requirements as opposed to a normal property with linear property lines, but it also renders it impossible to provide the amount of rear yard open space required by the Zoning Ordinance. Finally, the subject property is a transit served location, being approximately 550 feet from the CTA Route #39 bus, 1300 feet from the CTA #3 bus, and 2,406 feet from the CTA Indiana Green Line Station. As such, the Applicant is entitled to a 100 percent parking reduction. In reaching its conclusion that practical difficulties or particular hardships exist, the ZBA conducted an analysis of the variation requirements under the "reasonable return", "unique circumstances", and "neighborhood's essential character" categories below. Further, the ZBA finds that the practical difficulties or particular hardships were not created by any person having an interest in the property because the school building and the parish building existed on the subject property prior to 1925 and the adoption of the Chicago Zoning Ordinance.

##### II. Reasonable Return:

The property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of the zoning ordinance because it would not be possible to

build any multifamily residential building on the lot without a variation. The ZBA finds that the purpose of the variation(s) sought by the Applicant were not based exclusively upon a desire to make more money out of the property but simply to overcome the hardships and practical difficulties of the zoning lot (ie. shape, size, nonconformities) in order to receive a reasonable rate of return, which the Applicant showed as 6%. Again, the zoning lot cannot be split without the requested variations. As was previously discussed, had the school building been the only principal building on the zoning lot, had linear lot lines, and had alley access, the Applicant would not have needed to seek variations.

### III. Unique Circumstances:

The practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property because the subject property is improved with an abandoned school building that is structurally and environmentally unfit for reuse and shares a single zoning lot with a parish building. The existence of two principal buildings on a single zoning lot is a unique circumstance. These circumstances were created over 100 years ago, prior to the adoption of the Chicago Zoning Ordinance.

Furthermore, looking at the particular physical surroundings, shape, or topographical condition of the subject property, the present conditions would result in a particular hardship upon the property owner if the strict letter of the regulations were carried out because the uses and improvements on this zoning lot create an irregular property line and result in many setbacks and a lack of alley access.

The ZBA also finds that the conditions upon which the variation application is based are not generally applicable to other property within the same zoning classification because in an RM-5 district there generally is only one principal building on a single zoning lot, but here the zoning lot is improved with two principal buildings. Moreover, the lots have a jagged, irregular shared property line that creates six different side setback requirements between the proposed development on the school building lot and on the parish building, whereas zoning lots typically have two side setback requirements.

### IV. Neighborhood's Essential Character:

If granted, the variations sought will not alter the essential character of the neighborhood because the block along Oakwood Blvd. is entirely residential except for a few vacant lots and the parish. There are at least 5 other multi-story multifamily residential buildings implementing similar material and design located at 427-439 E. Oakwood Blvd., 510-512 E. Oakwood Blvd., 523-529 E. Oakwood Blvd., 540-554 E. Oakwood Blvd., and 558 E. Oakwood Blvd. The proposed development will eliminate a vacant and structurally and environmentally unfit school building and will improve the property with a multifamily residential building. The subject property is a transit-served location, and the proposed development complies with the City's Equitable Transit Oriented Guidelines. The off-site parking proposed is sufficient and will encourage the use of public transportation.

Granting the variations will not be detrimental to the public welfare or injurious to other property or improvements in which the subject property is located because the proposed



development will enhance the housing options in the area, add accessible dwelling units, and eliminate a dangerous nuisance in the abandoned school building. The proposed development will also increase the neighborhood's tax base and bring new residents to increase the economic activity of the area.

Furthermore, the ZBA finds that granting of the variations will not impair an adequate supply of light and air to adjacent property, or substantially increase congestion in the public streets, or increase the danger of fire, or endanger public safety, or substantially diminish or impair property values within the neighborhood because the nearest building not separated by a public street is 86 feet east of the proposed development. As it relates to street congestion and parking, at the hearing, a couple of neighbors objected to the parking reduction on the basis that the neighborhood does not have sufficient parking.<sup>1</sup> The ZBA notes that by designating certain areas as Transit Served Locations, it is the City's goal or policy to reduce the amount of required parking overall and to encourage the use of public transportation. The proposed development is in a Transit Served Location, it is a roughly 10–15-minute walk from a CTA Green Line station and a couple of blocks from the CTA #3 bus and #39 bus. The project will include 48 bicycle parking spaces, and for those who do not own bicycles, there is also a Divvy bike share station a few blocks from the subject property. Nevertheless, the Applicant's witnesses credibly testified and presented evidence that there was sufficient street parking in the area.

**V. Consistency with the Stated Purpose and Intent of the Zoning Ordinance:**

The ZBA finds that variation is consistent with the stated purpose and intent of the Chicago Zoning Ordinance, specifically by: (1) promoting the public health, safety and general welfare, pursuant to Section 17-1-0501, by eliminating and replacing an abandoned, dilapidated, environmentally unsafe school building; (2) promoting pedestrian, bicycle and transit use, pursuant to Section 17-1-0507, by providing safe housing options at a location served by various public transportation services (CTA bus lines and the CTA Green Line) and encouraging the use of public transit; (3) encouraging environmentally responsible development practices, pursuant to Section 17-1-0510, in reducing off-street parking and promoting public transit and will reduce greenhouse gases. According to the Equitable Transit-Oriented Development Calculator, the proposed construction will reduce greenhouse gas by 4,947 kg/year compared to similar non-transit-enhanced locations; and (4) maintaining a range of housing choices and options, pursuant to Section 17-1-0512, by constructing a multifamily residential building with forty-eight (48) dwelling units, 10 of which include accessible dwelling units.

**CONCLUSION AND FINAL DECISION OF THE ZONING BOARD OF  
APPEALS**

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<sup>1</sup> ZBA members were given the impression that at least some of these objections were more about not wanting renters in the neighborhood as opposed to homeowners. One of the objectors stated that he would still object to the proposed project even residents at the proposed development were not eligible for permit parking on the street.

1. For all the above reasons, the ZBA finds that the Applicant has proved its case by evidence, testimony and the entire record, including the Applicant's proposed Findings of Fact, covering the specific criteria for a variation pursuant to Section 17-13-1107-A, B and C of the Chicago Zoning Ordinance.
2. The ZBA hereby APPROVES the Applicant's application for variations.

This is a final decision subject to review under the Illinois Administrative Review Law, 735 ILCS 5/3-101 *et seq.*

APPROVED AS TO SUBSTANCE

By:   
Brian Sanchez, Chairman

I, Janine Klich-Jensen, staff person for the ZONING BOARD OF APPEALS, certify that I caused this to be placed in the USPS mail, postage prepaid, on 6/28, 2024.

  
Janine Klich-Jensen

**ZBA**

**JUN 28 2024**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

**HEARING PARTICIPANT EXHIBIT**

Applicant is represented by an attorney: ☐ No ☒ Yes, Tyler Manic

[illegible]

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

**APPLICANT:** Leah Moskoff

Cal. No.85-24-A

**APPEARANCE FOR:** Amy Kurson

**MINUTES OF MEETIN**  
March 15, 2024

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 2133-35 W. Charleston Street

**NATURE OF REQUEST:** Application for an objector's appeal from the decision of the office of the Zoning Administrator in granting an administrative adjustment to the property at 2133-35 W. Charleston Street.

**ACTION OF BOARD – Continued to May 17, 2024 at 2:00pm.**

**THE VOTE**



**ZBA**

**APR 22 2024**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ  
ANGELA BROOKS  
ANN MACDONALD  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

**APPROVED AS TO SUBSTANCE**

  
**CHAIRMAN**



**ZONING BOARD OF APPEALS  
CITY OF CHICAGO**

**ZBA**

**JUL 31 2024**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

**PAPA CTO Consulting, Inc.**  
APPLICANT(S)

**86-24-A**  
CALENDAR NUMBER(S)

**1848 West Cuyler**  
SUBJECT PROPERTY

**March 15, 2024**  
HEARING DATE

**Gregory LeMond**  
APPELLANT

**Patrick Murphy**  
ZONING ADMINISTRATOR

ACTION OF BOARD	THE VOTE	AFFIRM	REVERSE	ABSENT
The decision of the Zoning Administrator is <b>AFFIRMED</b> .	Brian Sanchez, Chairman	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Sam Toia	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Angela Brooks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ann MacDonald (alternate)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	[vacant position]	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**DECISION OF THE ZONING BOARD OF APPEALS**

**I. APPEAL BACKGROUND**

The subject property is located in the North Center neighborhood. It is zoned RS3 and was previously improved with a religious assembly building, now demolished. The Applicant submitted an application for an administrative adjustment to reduce the minimum front setback from 16.02' to 12.67' in order to erect a new two-story single family residence with a basement, covered first floor open front porch, with a new detached two-car garage accessed by the public alley that includes an accessory building rooftop deck and an accessory building rooftop stair on the west elevation on the subject property. Pursuant to Section 17-13-1003-I(1) and 17-13-1007 of the Chicago Zoning Ordinance ("CZO"), the Zoning Administrator granted the requested administrative adjustment.

The Appellant seeks to reverse the Zoning Administrator's decision to grant the Applicant an administrative adjustment to reduce the minimum front setback from 16.02' to 12.67'.

The particular section of the CZO at issue reads as follows: The Zoning Administrator is authorized to approve an administrative adjustment to permit a reduction of up to 50% in the depth of any setback required by the applicable zoning district regulations when such



reduction would match the predominate yard depth of existing buildings on the block. Townhouse developments are not eligible for this administrative adjustment. *CZO § 17-13-1003-I(1)*

## II. PUBLIC HEARING

In accordance with the Rules of Procedure of the Zoning Board of Appeals (“ZBA”), the Appellant had submitted their proposed Findings of Fact. The ZBA held a public hearing on the appeal at its regular meeting held on Friday, March 15, 2024. Due notice of the hearing was provided under *CZO § 17-13-0107-A(9)* and *17-13-0107-B* and by publication in the *Chicago Tribune* and as continued without further notice as provided under Section *17-13-0108-A* of the Chicago Zoning Ordinance.

At the conclusion of the hearing, the ZBA took the matter under advisement. Prior to the conclusion of the meeting, the ZBA voted on the matter.

## III. CRITERIA FOR AN APPEAL

The ZBA is granted authority to hear and decide appeals when it is alleged there is an error in any order, requirement, decision, or determination by the Zoning Administrator in the administration or enforcement of the *CZO*. *CZO § 17-13-1201*. The Zoning Administrator’s decision must be granted a presumption of correctness by the ZBA, placing the burden of persuasion of error on the Appellant. *CZO § 17-13-1207*. An appeal may only be sustained if the ZBA finds that the Zoning Administrator erred. *CZO § 17-13-1208*.

**Based on the files, records, and hearings in this case, the ZBA makes the following**

## IV. FINDINGS OF FACT:

1. The Appellant’s home and neighboring properties follow a similar design pattern in that they all have a front porch facing West Cuyler Avenue. The front porches are open on the sides so that it is possible to see through them when looking down the block from a vantage point inside the porch.
2. The two-story home at 1848 W. Cuyler was granted an administrative adjustment for a 12.67’ setback which is in line with the other homes on the block. However, the builder did not construct an open porch like those that exist on neighboring properties. Instead, the home was constructed so that the wall line goes up to the front setback. Thus, it is not possible to see down the block when looking west from the Appellant’s front porch.
3. The Appellant believes that the Zoning Administrator erred because he did not consider the front design of the proposed house when granting an administrative adjustment, in that an open sided porch was not built. Furthermore, the Appellant believes that the administrative adjustment as granted restricts the natural light to the front of his property because it is no longer possible to see down the block on the west side.

4. Administrative adjustments are established for lesser degrees of relief than are what can otherwise be sought from the Zoning Board of Appeals, typically in the form of variations. Administrative adjustments have specific standards that are relegated to objective criteria, so that calculations can be done. In this case, the Zoning Administrator looked at the measurements of the other houses on the block and found that based on the setbacks of the neighboring properties, granting an adjustment to the front setback would be allowable relief under the administrative adjustment criteria and would be in the character of the block.
5. While there is an existing design element of the properties already developed on the block, from the Zoning Administrator's perspective, he does not weigh in on the design. The Zoning Administrator does not look at whether or not an applicant plans to build an enclosed area or an open area, this is not part of the calculation for front setbacks. The Zoning Administrator simply calculates how far back the neighboring improvements are from the street (in whatever design form they may be) and where the front line of the building to be constructed can be established.
6. When deciding whether or not to approve an administrative adjustment for a front setback, the Applicant must first prove that the request equates to the predominance of the block, the other front setbacks. In this case, based on the information provided, the ZBA finds that the Zoning Administrator was correct in concluding that requested front setback would be in line with neighboring properties.
7. Next, the ZBA looks at the impact the administrative adjustment as granted might have on the neighboring properties. The City of Chicago is a dense urban environment and any property constructed is going to have some effect on the adjacent properties. The Zoning Code is relatively restrictive but at the same time acknowledges the need to encourage residential development and the reuse of property for new construction – in this case, the reuse of property previously used as a religious facility. While the Appellant was likely used to having a different structure next-door with different design elements and different setbacks, there is no guarantee that any property in this City will stay static forever.
8. There are any number of residentially zoned blocks across the City that are fully built out that have a wide variety of styles, design elements, and setbacks, none of which are viewed on their face as detrimental to the quality of life next-door. In other words, it is not unique in this City to have different types of improvements to adjacent residential properties. It would not be consistent with the Zoning Code if the ZBA were to require every property on the block to be a near mirror image of the other.
9. When balancing the needs of new home construction and those of the existing homes, the ZBA finds that the enclosure of the front of the new home next to a residence with an open porch is not a situation that causes an appreciable adverse impact on the neighboring property.

10. In this matter, the Appellant did not persuade the ZBA that the Zoning Administrator erred.

**FINAL DECISION OF THE ZONING BOARD OF APPEALS**

1. The ZBA hereby AFFIRMS the Zoning Administrator's decision.
2. This is a final decision subject to review under the Illinois Administrative Review Law, 735 ILCS 5/3-101 *et seq.*

APPROVED AS TO SUBSTANCE

By:   
Brian Sanchez, Chairman

I, Janine Klich-Jensen, staff person for the ZONING BOARD OF APPEALS, certify that I caused this to be placed in the USPS mail, postage prepaid, on 7/31, 2024.

  
Janine Klich-Jensen



**ZONING BOARD OF APPEALS  
CITY OF CHICAGO**

**JUL 31 2024**

CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

**PAPA CTO, Inc.**  
APPLICANT(S)

**87-24-A**  
CALENDAR NUMBER(S)

**2654 N. Wilton**  
SUBJECT PROPERTY

**March 15, 2024**  
HEARING DATE

**Victor Grandinetti**  
APPELLANT

**Patrick Murphy**  
ZONING ADMINISTRATOR

ACTION OF BOARD		THE VOTE		
		AFFIRM	REVERSE	ABSENT
The decision of the Zoning Administrator is <b>AFFIRMED</b> .				
	Brian Sanchez, Chairman	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Sam Toia	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Angela Brooks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ann MacDonald (alternate)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	[vacant position]	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**DECISION OF THE ZONING BOARD OF APPEALS**

**I. APPEAL BACKGROUND**

The subject property is located in the Lincoln Park neighborhood. It is zoned RT-4 and is a vacant lot. The Applicant submitted an application for an administrative adjustment to 1) reduce the minimum required rear setback from 21.0' to 10.5'; and 2) to reduce the required amount of rear yard open space from 121.88 sq. ft. to 0.0 sq. ft.; to allow the construction of a new 3-story with basement single family residence with attached 2 car private garage accessed from new driveway on a lot with alley access obstructed by CTA track structure. Pursuant to Section 17-13-1003-I(1), 17-13-1003-K, & 17-13-1007-B of the Chicago Zoning Ordinance ("CZO"), the Zoning Administrator granted the requested administrative adjustments.

The particular sections of the CZO read as follows:

The Zoning Administrator is authorized to approve an administrative adjustment to permit a reduction of up to 50% in the depth of any setback required by the applicable zoning district regulations when such reduction would match the predominate yard depth of existing buildings on the block. Townhouse developments are not eligible for this administrative adjustment. *CZO § 17-13-1003-I(1)*.

The Zoning Administrator is authorized to approve an administrative adjustment to minimum rear yard open space standards. Such an administrative adjustment may be approved only when the Zoning Administrator determines that (a) the proposed adjustment is necessary to accommodate the construction of customary accessory structures or building additions; (b) the proposed adjustment will be in keeping with the established character of rear yard areas on the block; and (c) the proposed adjustment meets the general approval criteria of Sec. 17-13-1007-B. *CZO § 17-13-1003-K*.

## II. PUBLIC HEARING

In accordance with the Rules of Procedure of the Zoning Board of Appeals (“ZBA”), the Appellant had submitted their proposed Findings of Fact. The ZBA held a public hearing on the appeal at its regular meeting held on Friday, March 15, 2024. Due notice of the hearing was provided under CZO § 17-13-0107-A(9) and 17-13-0107-B and by publication in the *Chicago Tribune*.

At the conclusion of the hearing, the ZBA took the matter under advisement. Prior to the conclusion of the meeting, the ZBA voted on the matter.

## III. CRITERIA FOR AN APPEAL

The ZBA is granted authority to hear and decide appeals when it is alleged there is an error in any order, requirement, decision, or determination by the Zoning Administrator in the administration or enforcement of the CZO. *CZO § 17-13-1201*. The Zoning Administrator’s decision must be granted a presumption of correctness by the ZBA, placing the burden of persuasion of error on the Appellant. *CZO § 17-13-1207*. An appeal may only be sustained if the ZBA finds that the Zoning Administrator erred. *CZO § 17-13-1208*.

**Based on the files, records, and hearings in this case, the ZBA makes the following**

## IV. FINDINGS OF FACT:

1. It appears that the Appellant is not objecting to the administrative adjustments that were approved by the Zoning Administrator. The Appellant made no claim that the Zoning Administrator erred as it relates to CZO § 17-13-1003-I(1) or CZO § 17-13-1003-K in granting the administrative adjustments to reduce the rear setback and reduce the required amount of rear yard open space.
2. Instead, the Appellant’s complaint is related to the Applicant’s ability to build a driveway on the front of the property. In essence, the Appellant objects to what the Applicant is allowed to do by-right pursuant to CZO § 17-2-0402. Under the CZO, in all R districts, except RS1 and RS2, all off-street parking must be accessed off the abutting alley, except, when the subject zoning lot lacks access to an improved alley, direct street access to off-street parking is allowed.



3. In the case at hand, the subject property does not have an improved alley behind it. The subject property abuts the CTA tracks. Therefore, by-right, the Applicant may construct off-street parking with direct street access.
4. Appellant argued that other properties in the area have parking in the rear and have negotiated agreements with the CTA to allow for rear parking access. While there can be instances where private parties negotiate easements or other rights of access in perpetuity as it relates to driveways, the Zoning Administrator does not require Applicants to enter into agreements or arrangements with neighbors or other parties. The Zoning Administrator does not have the authority to compel the Applicant to negotiate a private easement agreement with the Appellant.
5. The ZBA agrees that the Applicant and the Appellant are always able to negotiate separately and reach an agreement as private parties, but the ZBA also cannot compel either party to do so. The ZBA finds that the Appellant's request for relief is not a type of relief that it can grant given the Applicant's ability to build a street-facing driveway by-right pursuant to the CZO. The Appellant's claim is non-justiciable, and therefore, the Appeal will be denied and the Zoning Administrator's decision will be affirmed.

#### FINAL DECISION OF THE ZONING BOARD OF APPEALS

1. The ZBA hereby AFFIRMS the Zoning Administrator's decision.
2. This is a final decision subject to review under the Illinois Administrative Review Law, 735 ILCS 5/3-101 *et seq.*

APPROVED AS TO SUBSTANCE

By: 

Brian Sanchez, Chairman

I, Janine Klich-Jensen, staff person for the ZONING BOARD OF APPEALS, certify that I caused this to be placed in the USPS mail, postage prepaid, on 7/31, 2024.

  
Janine Klich-Jensen

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

**APPLICANT:** Jaime Rodriguez dba Rockstar Barbers, LLC

Cal. No.88-24-S

**APPEARANCE FOR:** Same as Applicant

**MINUTES OF MEETING:**

March 15, 2024

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 1849 W. Chicago Avenue

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

**ACTION OF BOARD – APPLICATION APPROVED**

## THE VOTE

**ZBA**

**APR 22 2024**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ

ANGELA BROOKS

ANN MACDONALD

SAM TOIA

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 March 15, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on February 29, 2024; and


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

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

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 4/22, 2024.



**APPROVED AS TO SUBSTANCE**  
  
**CHAIRMAN**

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

**APPLICANT:** Shea Decoste Studio, LLC

Cal. No.89-24-S

**APPEARANCE FOR:** Same as Applicant

**MINUTES OF MEETING:**  
March 15, 2024

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 167 W. Schiller Street

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

**ACTION OF BOARD – APPLICATION APPROVED**

## THE VOTE

**ZBA**

**APR 22 2024**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ

ANGELA BROOKS

ANN MACDONALD

SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

**THE RESOLUTION:**

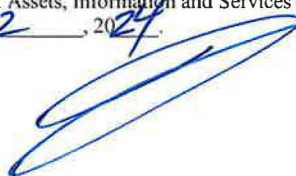
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 15, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on February 29, 2024; and

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 4/22, 2024.



**APPROVED AS TO SUBSTANCE**  
  
**CHAIRMAN**



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

**APPLICANT:** Studio 16 Hair Lounge, LLC

Cal. No.90-24-S

**APPEARANCE FOR:** Same as Applicant

**MINUTES OF MEETING:**  
March 15, 2024

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 1650 W. Ogden Avenue

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

**ACTION OF BOARD – APPLICATION APPROVED**

**THE VOTE**



**ZBA**

**APR 22 2024**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ

ANGELA BROOKS

ANN MACDONALD

SAM TOIA

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 March 15, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on February 29, 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 4/22, 2024.

**APPROVED AS TO SUBSTANCE**  
  
**CHAIRMAN**

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

**APPLICANT:** Where Miracles Happen, LLC Cal. No.91-24-S

**APPEARANCE FOR:** Same as Applicant

**MINUTES OF MEETING:**  
March 15, 2024

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 5744 W. Irving Park Road, 3<sup>rd</sup> Floor

**NATURE OF REQUEST:** Application for a special use to establish salon suites (hair and nail).

**ACTION OF BOARD – APPLICATION APPROVED**

**THE VOTE**

**ZBA**

**APR 22 2024**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ  
ANGELA BROOKS  
ANN MACDONALD  
SAM TOIA

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 March 15, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on February 29, 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 salon (hair and nail); 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 4/22, 2024.

**APPROVED AS TO SUBSTANCE**  
  
**CHAIRMAN**



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

**APPLICANT:** Hung Quoc Nguyen

Cal. No.92-24-S

**APPEARANCE FOR:** Ninh Ma

**MINUTES OF MEETING:**

March 15, 2024

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 3209 W. 111<sup>th</sup> Street

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

**ACTION OF BOARD – APPLICATION APPROVED**

**THE VOTE**

**ZBA**

**APR 22 2024**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ

ANGELA BROOKS

ANN MACDONALD

SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
ABSENT		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 15, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on February 29, 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; George Blakemore of 1347 N. Dearborn, Apt. 1 testified in opposition; 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 4/22, 2024.



**APPROVED AS TO SUBSTANCE**

  
**CHAIRMAN**

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

**APPLICANT:** Marine Drive Business Inc. Cal. No.93-24-S  
**APPEARANCE FOR:** Mark Kupiec **MINUTES OF MEETING:**  
**APPEARANCE AGAINST:** None March 15, 2024  
**PREMISES AFFECTED:** 755 W. Lawrence Avenue

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

**ACTION OF BOARD – APPLICATION APPROVED**

**THE VOTE**

**ZBA**

**APR 22 2024**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ  
ANGELA BROOKS  
ANN MACDONALD  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
ABSENT		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 15, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on February 29, 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 four-pump gas station with new convenience store; a variation was also granted to the subject property in Cal. No. 94-24-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, Marine Drive Business Inc., and the development is consistent with the design and layout of the plans and drawings dated March 14, 2024, prepared by Antonio Fanizza 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 4/22/24, 2024.

**APPROVED AS TO SUBSTANCE**  
  
**CHAIRMAN**



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

**APPLICANT:** Marine Drive Business

**Cal. No.:** 94-24-Z

**APPEARANCE FOR:** Mark Kupiec

**MINUTES OF MEETING:**  
March 15, 2024

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 755 W. Lawrence Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the minimum lot area for a gas station from the required 20,000 square feet to 16,691 square feet for a proposed four pump gas station with new convenience store.

**ACTION OF BOARD - VARIATION GRANTED**

**ZBA**

**APR 22 2024**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ

ANGELA BROOKS

ANN MACDONALD

SAM TOIA

**THE VOTE**

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
ABSENT		

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 15, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on February 29, 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 for a gas station to 16,691 square feet for a proposed four pump gas station with new convenience store; a special use was also approved at the subject property in Cal. No. 93-24-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 Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that the foresaid variation request be and it hereby is granted subject to the following condition(s): provided the special use is issued solely to the applicant, Marine Drive Business Inc., and the development is consistent with the design and layout of the plans and drawings dated March 14, 2024, prepared by Antonio Fanizza 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 (DAIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 4/22, 2024.

**APPROVED AS TO SUBSTANCE**

**CHAIRMAN**

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

**APPLICANT:** ReVive Center for Housing and Healing Cal. No.95-24-S

**APPEARANCE FOR:** Richard Toth

**MINUTES OF MEETING:**  
March 15, 2024

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 1668 W. Ogden Avenue

**NATURE OF REQUEST:** Application for a special use to establish a community center on the ground floor of an existing three-story, mixed-use, twenty-eight dwelling unit building with offices, medical services and multi-purpose spaces and community center activities.

## ACTION OF BOARD – APPLICATION APPROVED

## THE VOTE

**ZBA**

APR 22 2024

CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

BRIAN SANCHEZ  
ANGELA BROOKS  
ANN MACDONALD  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
ABSENT		

### THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 15, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on February 29, 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 community center on the ground floor of an existing three-story, mixed-use, twenty-eight dwelling unit building with offices, medical services and multi-purpose spaces and community center activities; two variations were also granted to the subject property in Cal. Nos. 96-24-Z and 97-24-Z; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony has offered that the use complies with all the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s) provided: (1) the special use is issued solely to the applicant, ReVive Center for Housing and Healing, (2) the development is consistent with the design and layout of the Site Plan, Landscape Plan, Proposed First Floor Plan, Exterior Elevations A-200 and A-201, dated March 14, 2024, the Typical Floor Plan, dated May 2, 2023, and Existing Basement Plan, dated October 20, 2022, all prepared by DesignBridge, and (3) the applicant provides a copy of the cross-access easement agreement for the shared parking area to the northeast of the building prior to the 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 4/22/2024.

**APPROVED AS TO SUBSTANCE**

**CHAIRMAN**



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

**APPLICANT:** ReVive Center for Housing and Healing **Cal. No.:** 96-24-Z

**APPEARANCE FOR:** Richard Toth

**MINUTES OF MEETING:**  
March 15, 2024

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 1668 W. Ogden Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the number of required off-street parking spaces from twenty-eight to six for a proposed community center in an existing three-story, mixed-use building.

## ACTION OF BOARD - VARIATION GRANTED

**ZBA**

**APR 22 2024**

CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

BRIAN SANCHEZ

ANGELA BROOKS

ANN MACDONALD

SAM TOIA

## THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
ABSENT		

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 15, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on February 29, 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 six for a proposed community center in an existing three-story, mixed-use building; a special use was approved and an additional variation was granted at the subject property in Cal. Nos. 95-24-S and 97-24-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 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, ReVive Center for Housing and Healing, (2) the development is consistent with the design and layout of the Site Plan, Landscape Plan, Proposed First Floor Plan, Exterior Elevations A-200 and A-201, dated March 14, 2024, the Typical Floor Plan, dated May 2, 2023, and Existing Basement Plan, dated October 20, 2022, all prepared by DesignBridge, and (3) the applicant provides a copy of the cross-access easement agreement for the shared parking area to the northeast of the building prior to the 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 4/22/24.

**APPROVED AS TO SUBSTANCE**

  
**CHAIRMAN**



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

**APPLICANT:** ReVive Center for Housing and Healing **Cal. No.:** 97-24-Z

**APPEARANCE FOR:** Richard Toth

**MINUTES OF MEETING:**  
March 15, 2024

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 1668 W. Ogden Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the number of required bicycle parking spaces from thirty-three to twenty-four for a proposed community center in an existing three-story, mixed-use building.

## ACTION OF BOARD - VARIATION GRANTED

**ZBA**

**APR 22 2024**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ  
ANGELA BROOKS  
ANN MACDONALD  
SAM TOIA

## THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
ABSENT		

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 15, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on February 29, 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 bicycle parking spaces to twenty-four for a proposed community center in an existing three-story, mixed-use building; a special use was approved and an additional variation was granted at the subject property in Cal. Nos. 95-24-S and 96-24-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 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, ReVive Center for Housing and Healing, (2) the development is consistent with the design and layout of the Site Plan, Landscape Plan, Proposed First Floor Plan, Exterior Elevations A-200 and A-201, dated March 14, 2024, the Typical Floor Plan, dated May 2, 2023, and Existing Basement Plan, dated October 20, 2022, all prepared by DesignBridge, and (3) the applicant provides a copy of the cross-access easement agreement for the shared parking area to the northeast of the building prior to the 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 4/22/24.

**APPROVED AS TO SUBSTANCE**

  
**CHAIRMAN**

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

**APPLICANT:** The Chop Shop Barberia, LLC Cal. No.98-24-S  
**APPEARANCE FOR:** Amy Kurson  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 1619 W. 47<sup>th</sup> Street

**MINUTES OF MEETING:**  
March 15, 2024

**NATURE OF REQUEST:** Application for a special use to establish a barber shop in an existing five-story, mixed-use building.

**ACTION OF BOARD – APPLICATION APPROVED**

**THE VOTE**

**ZBA**

**APR 22 2024**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ  
ANGELA BROOKS  
ANN MACDONALD  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

**THE RESOLUTION:**

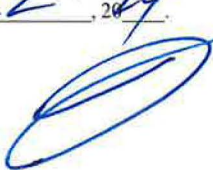
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 15, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on February 29, 2024; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a barber shop in an existing five-story, mixed-use building; 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 4/22/24, 2024.



**APPROVED AS TO SUBSTANCE**

  
**CHAIRMAN**



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

**APPLICANT:** 1536 W. Chestnut, LLC

**Cal. No.:** 99-24-Z

**APPEARANCE FOR:** Agnes Plecka

**MINUTES OF MEETING:**  
March 15, 2024

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 1536 W. Chestnut Street

**NATURE OF REQUEST:** Application for a variation to increase the building height from the maximum 30' to 33' for a proposed three-story, two dwelling unit building with roof top deck, trellis, roof top stair enclosure, rear open porches, front open terraces, and front open porches and three car garage with roof top deck.

**ACTION OF BOARD - VARIATION GRANTED**

**ZBA**

**APR 22 2024**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ

ANGELA BROOKS

ANN MACDONALD

SAM TOIA

**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 March 15, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on February 29, 2024; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to increase the building height to 33' for a proposed three-story, two dwelling unit building with roof top deck, trellis, roof top stair enclosure, rear open porches, front open terraces, and front open porches and three car garage with roof top deck; 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 Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that the foresaid variation request be and it hereby is granted subject to the following condition(s):

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 4/22, 2024.

**APPROVED AS TO SUBSTANCE**

**CHAIRMAN**

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

**APPLICANT:** Dave and Erin Wills

**Cal. No.:** 100-24-Z

**APPEARANCE FOR:** Agnes Plecka

**MINUTES OF MEETING:**  
March 15, 2024

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 10820 S. Fairfield Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the south side setback from the required 4.6' to 1.5' (north to be 8.47'), combined side yard setback from 13.8' to 9.97' for a proposed one-story rear addition, open first floor deck and an as built two-story, rear addition an as built two story rear addition, an as built second floor upper story addition and as built first floor covered front porch for the existing two-story, single family residence that is being renovated with a one car attached garage accessed by a front driveway.

**ACTION OF BOARD - VARIATION GRANTED**

**ZBA**

**APR 22 2024**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ

ANGELA BROOKS

ANN MACDONALD

SAM TOIA

**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 March 15, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on February 29, 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 side setback to 1.5' (north to be 8.47'), combined side yard setback to 9.97' for a proposed one-story rear addition, open first floor deck and an as built two-story, rear addition an as built two story rear addition, an as built second floor upper story addition and as built first floor covered front porch for the existing two-story, single family residence that is being renovated with a one car attached garage accessed by a front driveway; 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 Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that the foresaid variation request be and it hereby is granted subject to the following condition(s):

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 4/22, 2024.

**APPROVED AS TO SUBSTANCE**  
  
**CHAIRMAN**



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

**APPLICANT:** West Town 12 Studios, LLC Cal. No.101-24-S

**APPEARANCE FOR:** Thomas Moore

**MINUTES OF MEETING:**  
March 15, 2024

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 1142 N. Ashland Avenue

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

**ACTION OF BOARD – APPLICATION APPROVED**

**ZBA**

**THE VOTE**

**APR 22 2024**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ

ANGELA BROOKS

ANN MACDONALD

SAM TOIA

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 March 15, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on February 29, 2024; and

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

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

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 4/22, 2024.

**APPROVED AS TO SUBSTANCE**

  
**CHAIRMAN**

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

**APPLICANT:** The Rector, Wardens, and Vestrymen of the Church of  
Our Saviour of Chicago, Illinois

**Cal. No.:** 102-24-Z

**APPEARANCE FOR:** Thomas Moore

**MINUTES OF MEETING:**  
March 15, 2024

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 530 W. Fullerton Parkway

**NATURE OF REQUEST:** Application for a variation to reduce the rear setback from the required 50' to 1' for a proposed two-story addition to the existing two-story religious assembly building.

**ACTION OF BOARD - VARIATION GRANTED**

**ZBA**

**APR 22 2024**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ

ANGELA BROOKS

ANN MACDONALD

SAM TOIA

**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 March 15, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on February 29, 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 1' for a proposed two-story addition to the existing two-story religious assembly building; two additional variations were granted to the subject property in Cal. Nos. 103-24-Z and 104-24-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 Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that the foresaid variation request be and it hereby is granted subject to the following condition(s):

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 4/22, 2024.

**APPROVED AS TO SUBSTANCE**

**CHAIRMAN**



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

**APPLICANT:** The Rector, Wardens, and Vestrymen of the Church of  
Our Saviour of Chicago, Illinois

**Cal. No.:** 103-24-Z

**APPEARANCE FOR:** Thomas Moore

**MINUTES OF MEETING:**  
March 15, 2024

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 530 W. Fullerton Parkway

**NATURE OF REQUEST:** Application for a variation to reduce the rear yard open space from the required 1,197 to zero for a proposed two-story addition to the existing two-story religious assembly building.

**ACTION OF BOARD - VARIATION GRANTED**

**ZBA**

**APR 22 2024**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ

ANGELA BROOKS

ANN MACDONALD

SAM TOIA

**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 March 15, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on February 29, 2024; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the rear yard open space to zero for a proposed two-story addition to the existing two-story religious assembly building; two additional variations were granted to the subject property in Cal. Nos. 102-24-Z and 104-24-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 Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that the foresaid variation request be and it hereby is granted subject to the following condition(s):

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 4/22, 2024.

**APPROVED AS TO SUBSTANCE**  
  
**CHAIRMAN**

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

**APPLICANT:** The Rector, Wardens, and Vestrymen of the Church of  
Our Saviour of Chicago, Illinois

**Cal. No.:** 104-24-Z

**APPEARANCE FOR:** Thomas Moore

**MINUTES OF MEETING:**  
March 15, 2024

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 530 W. Fullerton Parkway

**NATURE OF REQUEST:** Application for a variation to eliminate the 4' ornamental fence along street side (at landscape setback area) for the two-story religious assembly building with on-site parking lot.

**ACTION OF BOARD - VARIATION GRANTED**

**ZBA**

**APR 22 2024**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ  
ANGELA BROOKS  
ANN MACDONALD  
SAM TOIA

**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 March 15, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on February 29, 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 4' ornamental fence along street side (at landscape setback area) for the two-story religious assembly building with on-site parking lot; two additional variations were granted to the subject property in Cal. Nos. 102-24-Z and 103-24-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 Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that the foresaid variation request be and it hereby is granted subject to the following condition(s):

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 4/22, 2024.

**APPROVED AS TO SUBSTANCE**

**CHAIRMAN**



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

**APPLICANT:** Hardin House, Inc. Cal. No.105-24-S

**APPEARANCE FOR:** Thomas Moore

**MINUTES OF MEETING:**  
March 15, 2024

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 7448 S. Cottage Grove Avenue Front

**NATURE OF REQUEST:** Application for a special use to establish a transitional residence in an existing two-story building.

**ACTION OF BOARD – APPLICATION APPROVED**

**THE VOTE**

**ZBA**

APR 22 2024

CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

BRIAN SANCHEZ  
ANGELA BROOKS  
ANN MACDONALD  
SAM TOIA

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 March 15, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on February 29, 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 transitional residence in an existing two-story building; an additional special use was approved for the subject property in Cal. No. 106-24-S; 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, Hardin House, Inc.; 2) the development is consistent with the design and layout of the plans and drawings dated March 12, 2024, prepared by Beehyve; 3) the facility is exclusively utilized as a transitional shelter for adults suffering from substance abuse disorders or are Justice-involve individuals, including the elderly or disabled; and 4) there are no more than six (6) adult clients residing within this front dwelling unit, at any given time.

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 4/22, 2024.

**APPROVED AS TO SUBSTANCE**  
  
**CHAIRMAN**

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

**APPLICANT:** Hardin House, Inc. Cal. No.106-24-S

**APPEARANCE FOR:** Thomas Moore **MINUTES OF MEETING:**

**APPEARANCE AGAINST:** None March 15, 2024

**PREMISES AFFECTED:** 7448 S. Cottage Grove Avenue Rear

**NATURE OF REQUEST:** Application for a special use to establish a transitional residence in an existing two-story building.

## ACTION OF BOARD – APPLICATION APPROVED

## THE VOTE

**ZBA**

**APR 22 2024**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ  
ANGELA BROOKS  
ANN MACDONALD  
SAM TOIA

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 March 15, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on February 29, 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 transitional residence in an existing two-story building; an additional special use was approved for the subject property in Cal. No. 105-24-S; 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, Hardin House, Inc.; 2) the development is consistent with the design and layout of the plans and drawings dated March 12, 2024, prepared by Beehyve; 3) the facility is exclusively utilized as a transitional shelter for adults suffering from substance abuse disorders or are Justice-involve individuals, including the elderly or disabled; and 4) there are no more than six (6) adult clients residing within this front dwelling unit, at any given time.

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 4/22, 2024.

**APPROVED AS TO SUBSTANCE**  
  
**CHAIRMAN**



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

**APPLICANT:** 1434 Fillmore, LLC

**APPEARANCE FOR:** Liz Butler / Braedon Lord

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 1440 W. Fillmore Street

**Cal. No.:** 107-24-Z

**MINUTES OF MEETING:**  
March 15, 2024

**NATURE OF REQUEST:** Application for a variation to reduce the rear setback from the required 30' to zero for a proposed five-story, fifty dwelling unit building with attached twenty-five parking space garage and fifty required bike parking spaces in attached garage with bike room.

**ACTION OF BOARD - VARIATION GRANTED**

**ZBA**

**APR 22 2024**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ  
ANGELA BROOKS  
ANN MACDONALD  
SAM TOIA

**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 March 15, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on February 29, 2024; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the rear setback to zero for a proposed five-story, fifty dwelling unit building with attached twenty-five parking space garage and fifty required bike parking spaces in attached garage with bike room; two additional variations were granted to the subject property in Cal. Nos. 108-24-Z and 109-24-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 Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that the foresaid variation request be and it hereby is granted subject to the following condition(s):

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 4/22, 2024.

**APPROVED AS TO SUBSTANCE**

**CHAIRMAN**

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

**APPLICANT:** 1434 Fillmore, LLC

**APPEARANCE FOR:** Liz Butler / Braedon Lord

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 1440 W. Fillmore Street

**Cal. No.:** 108-24-Z

**MINUTES OF MEETING:**  
March 15, 2024

**NATURE OF REQUEST:** Application for a variation to eliminate the one required off-street loading space for a proposed five-story, fifty dwelling unit building with required accessory parking garage and bike room.

**ACTION OF BOARD - VARIATION GRANTED**

**THE VOTE**

**ZBA**

**APR 22 2024**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ  
ANGELA BROOKS  
ANN MACDONALD  
SAM TOIA

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 March 15, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on February 29, 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 one required off-street loading space for a proposed five-story, fifty dwelling unit building with required accessory parking garage and bike room; two additional variations were granted to the subject property in Cal. Nos. 107-24-Z and 109-24-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 Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that the foresaid variation request be and it hereby is granted subject to the following condition(s):

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 (DAIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 4/22, 2024.

**APPROVED AS TO SUBSTANCE**  
  
**CHAIRMAN**



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

**APPLICANT:** 1434 Fillmore, LLC

**APPEARANCE FOR:** Liz Butler / Braedon Lord

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 1440 W. Fillmore Street

**Cal. No.:** 109-24-Z

**MINUTES OF MEETING:**  
March 15, 2024

**NATURE OF REQUEST:** Application for a variation to allow recessed entries at the ground floor that are more than 12' wide for a proposed five-story, fifty dwelling unit building with required accessory parking garage and bike room.

**ACTION OF BOARD - VARIATION GRANTED**

**ZBA**

**APR 22 2024**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ  
ANGELA BROOKS  
ANN MACDONALD  
SAM TOIA

**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 March 15, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on February 29, 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 allow recessed entries at the ground floor that are more than 12' wide for a proposed five-story, fifty dwelling unit building with required accessory parking garage and bike room; two additional variations were granted to the subject property in Cal. Nos. 107-24-Z and 108-24-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 Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that the foresaid variation request be and it hereby is granted subject to the following condition(s):

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 4/22, 2024.

**APPROVED AS TO SUBSTANCE**  
  
**CHAIRMAN**

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

**APPLICANT:** Wells Fargo Bank, N.A.

Cal. No.110-24-S

**APPEARANCE FOR:** Liz Butler / Braedon Lord

**MINUTES OF MEETING:**  
March 15, 2024

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 1585 N. Milwaukee Avenue

**NATURE OF REQUEST:** Application for a special use to establish a financial service use (bank) on the ground floor of an existing three-story mixed use on a pedestrian street within 600' of another financial service (bank).

**ACTION OF BOARD – APPLICATION WITHDRAWN**

**THE VOTE**

**ZBA**

**APR 22 2024**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ  
ANGELA BROOKS  
ANN MACDONALD  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

**APPROVED AS TO SUBSTANCE**  
  
**CHAIRMAN**

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

**APPLICANT:** Devago Ventures, Inc.

**Cal. No.:** 111-24-Z

**APPEARANCE FOR:** Paul Kolpak

**MINUTES OF MEETING:**  
March 15, 2024

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 2036 W. 18<sup>th</sup> Place

**NATURE OF REQUEST:** Application for a variation to reduce the minimum lot size from the required 3000 square feet to 2,976 square feet for a proposed two-story, three dwelling unit building.

## ACTION OF BOARD - VARIATION GRANTED

**ZBA**

**APR 22 2024**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ

ANGELA BROOKS

ANN MACDONALD

SAM TOIA

## 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 March 15, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on February 29, 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 size to 2,976 square feet for a proposed two-story, three dwelling unit building; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that the foresaid variation request be and it hereby is granted subject to the following condition(s):

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 4/22, 2024.

**APPROVED AS TO SUBSTANCE**

**CHAIRMAN**



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

**APPLICANT:** Jairo Ramirez

**Cal. No.:** 112-24-Z

**APPEARANCE FOR:** Paul Kolpak

**MINUTES OF MEETING:**  
March 15, 2024

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 4333 S. Fairfield Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the front setback from 15.52' to 11.5', north side setback from 2' to 0.84' (south to be 4.04'), combined side yard setback from 5' to 4.88' for an as built open second floor front porch, a three-story rear addition, and a third-floor dormer addition on the south elevation for the existing three-story, two dwelling unit building with an as built accessory detached two car garage being altered.

**ACTION OF BOARD - VARIATION GRANTED**

**THE VOTE**

**ZBA**

**APR 22 2024**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ  
ANGELA BROOKS  
ANN MACDONALD  
SAM TOIA

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 March 15, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on February 29, 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 11.5', north side setback to 0.84' (south to be 4.04'), combined side yard setback to 4.88' for an as built open second floor front porch, a three-story rear addition, and a third-floor dormer addition on the south elevation for the existing three-story, two dwelling unit building with an as built accessory detached two car garage being altered; 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 Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that the foresaid variation request be and it hereby is granted subject to the following condition(s):

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 4/22, 2024.

**APPROVED AS TO SUBSTANCE**

**CHAIRMAN**

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

**APPLICANT:** Pollo Campero of Illinois, LLC Cal. No.113-24-S

**APPEARANCE FOR:** Bridget O'Keefe / Janet Stengle

**MINUTES OF MEETING:**  
March 15, 2024

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 4311 S. Pulaski Road

**NATURE OF REQUEST:** Application for a special use to establish a one lane drive-through to serve a proposed restaurant.

**ACTION OF BOARD – APPLICATION APPROVED**

**ZBA**

**THE VOTE**

**APR 22 2024**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ  
ANGELA BROOKS  
ANN MACDONALD  
SAM TOIA

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 March 15, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on February 29, 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 lane drive-through to serve a proposed restaurant; 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, Pollo Campero of Illinois, LLC, and the development is consistent with the design and layout of the Site Plan, Floor Plan, Furniture & Furnishings Plan & Schedule, Exterior Elevation A3.0 Version 3, and Exterior Elevations Version 3, dated March 15, 2024, and Landscape Plan, dated January 3, 2023, all prepared by WT Group.

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 4/22, 2024.

**APPROVED AS TO SUBSTANCE**  
  
**CHAIRMAN**



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

**APPLICANT:** 3312 Lincoln, LLC

**Cal. No.:** 114-24-Z

**APPEARANCE FOR:** Sara Barnes

**MINUTES OF MEETING:**  
March 15, 2024

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 3310 N. Lincoln Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the rear setback on floors containing dwelling units from 30' to 7.21' for a proposed six-story, twenty-four dwelling unit with rear raised decks and ground floor retail use.

## ACTION OF BOARD - VARIATION GRANTED

**ZBA**

**APR 22 2024**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ

ANGELA BROOKS

ANN MACDONALD

SAM TOIA

## 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 March 15, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on February 29, 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 on floors containing dwelling units to 7.21' for a proposed six-story, twenty-four dwelling unit with rear raised decks and ground floor retail use; George Blakemore of 1347 N. Dearborn, Apt. 1 testified in opposition; 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 Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that the foresaid variation request be and it hereby is granted subject to the following condition(s):

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 4/22, 2024.

**APPROVED AS TO SUBSTANCE**  
  
**CHAIRMAN**



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

**APPLICANT:** RUUM Inc. **Cal. No.115-24-S**

**APPEARANCE FOR:** Sara Barnes **MINUTES OF MEETING:**  
March 15, 2024

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 1309 W. Chicago Avenue

**NATURE OF REQUEST:** Application for a special use to establish salon suites (hair and nail) on the first floor of an existing four-story, mixed-use building.

**ACTION OF BOARD – APPLICATION APPROVED**

**ZBA**

**THE VOTE**

**APR 22 2024**  
**CITY OF CHICAGO**  
**ZONING BOARD**  
**OF APPEALS**

BRIAN SANCHEZ  
ANGELA BROOKS  
ANN MACDONALD  
SAM TOIA

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 March 15, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on February 29, 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 salon suites (hair and nail) on the first floor of an existing four-story, mixed-use building; 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 4/22, 2024.

**APPROVED AS TO SUBSTANCE**

  
**CHAIRMAN**

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

**APPLICANT:** Eagle Dispensaries of Illinois, LLC Cal. No.116-24-S

**APPEARANCE FOR:** Katriina McGuire

**MINUTES OF MEETING:**  
March 15, 2024

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 5900-16 W. Irving Park Road

**NATURE OF REQUEST:** Application for a special use to establish an adult use cannabis dispensary within an existing building with thirty on-site parking spaces.

## ACTION OF BOARD – APPLICATION APPROVED

## THE VOTE

**ZBA**

**APR 22 2024**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ  
ANGELA BROOKS  
ANN MACDONALD  
SAM TOIA

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 March 15, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on February 29, 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 adult use cannabis dispensary within an existing building with thirty on-site parking spaces; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; George Blakemore of 1347 N. Dearborn, Apt. 1 testified in opposition; 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, Eagle Dispensaries of Illinois, LLC; (2) all on-site customer queuing occurs within the building; (3) the development is consistent with the design and layout of the plans and drawings dated March 14, 2024, all prepared by Architecture & Engineering Solutions LLC.

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 4/22/24, 2024.

**APPROVED AS TO SUBSTANCE**  
  
**CHAIRMAN**



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

**APPLICANT:** Soheb Patel

**Cal. No.:** 117-24-Z

**APPEARANCE FOR:** Ximena Castro

**MINUTES OF MEETING:**  
March 15, 2024

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 5620 N. Christiana Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the rear setback from the required 37.57' to 3.75', north side setback from 2.4' to 1.6' (south side to be 4.2'), combined side setback from 6' to 5.8' for a proposed second story rear addition and garage roof deck access bridge.

**ACTION OF BOARD - VARIATION GRANTED**

**ZBA**

**APR 22 2024**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ  
ANGELA BROOKS  
ANN MACDONALD  
SAM TOIA

**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 March 15, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on February 29, 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 3.75', north side setback to 1.6' (south side to be 4.2'), combined side setback to 5.8' for a proposed second story rear addition and garage roof deck access bridge; 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 Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that the foresaid variation request be and it hereby is granted subject to the following condition(s):

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 4/22, 2024.

**APPROVED AS TO SUBSTANCE**  
  
**CHAIRMAN**



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

**APPLICANT:** Wayne Norman and Shelly Norman

**Cal. No.:** 118-24-Z

**APPEARANCE FOR:** Ximena Castro

**MINUTES OF MEETING:**  
March 15, 2024

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 2126 W. Cortland Street

**NATURE OF REQUEST:** Application for a variation to reduce the rear setback from 28' to 24' for a proposed rear two car garage with roof deck to serve an existing single-family residence.

## ACTION OF BOARD - VARIATION GRANTED

## THE VOTE

**ZBA**

**APR 22 2024**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ

ANGELA BROOKS

ANN MACDONALD

SAM TOIA

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 March 15, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on February 29, 2024; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the rear setback to 24' for a proposed rear two car garage with roof deck to serve an existing single-family residence; an additional variation was granted to the subject property in Cal. No. 119-24-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 Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that the foresaid variation request be and it hereby is granted subject to the following condition(s):

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 4/22, 2024.

**APPROVED AS TO SUBSTANCE**

  
**CHAIRMAN**

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

**APPLICANT:** Wayne Norman and Shelly Norman

**Cal. No.:** 119-24-Z

**APPEARANCE FOR:** Ximena Castro

**MINUTES OF MEETING:**  
March 15, 2024

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 2126 W. Cortland Street

**NATURE OF REQUEST:** Application for a variation to relocate the required 225 square feet of rear yard open space to a garage roof deck to serve an existing two-story, single-family residence.

## ACTION OF BOARD - VARIATION GRANTED

## THE VOTE

**ZBA**

**APR 22 2024**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ

ANGELA BROOKS

ANN MACDONALD

SAM TOIA

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 March 15, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on February 29, 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 225 square feet of rear yard open space to a garage roof deck to serve an existing two-story, single-family residence; an additional variation was granted to the subject property in Cal. No. 118-24-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 Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that the foresaid variation request be and it hereby is granted subject to the following condition(s):

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 4/22, 2024.

**APPROVED AS TO SUBSTANCE**

**CHAIRMAN**



**ZONING BOARD OF APPEALS  
CITY OF CHICAGO**

**5338 N. Lincoln, LLC**  
APPLICANT(S)

**120-24-Z**  
CALENDAR NUMBER(S)

**5338-40 North Lincoln Avenue**  
SUBJECT PROPERTY

**March 15, 2024**  
HEARING DATE

ACTION OF BOARD	THE VOTE	AFFIRMATIVE	NEGATIVE	ABSENT
The variation application was APPROVED.	Brian Sanchez, Chairman	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Angela Brooks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Sam Toia	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ann MacDonald (alternate)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	[vacant position]	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**FINDINGS OF THE ZONING BOARD OF APPEALS**

**I. APPLICATION BACKGROUND**

The subject property is located in the Budlong Woods neighborhood. It is zoned B3-3 and is improved with a vacant one-story commercial building. The Applicant proposed to construct a new four-story mixed-use building with two ground-floor commercial units and nine dwelling units above the ground floor. The Applicant's plans also include nine indoor parking spaces and four bicycle spaces. The Applicant purchased the subject property in March 2023 and underwent a community vetting process to rezone the property to allow for the current proposed project. The community and aldermanic feedback requested that the Applicant include commercial units on the ground floor and family-sized units above the ground floor. Additionally, it was requested that the height of the proposed building be similar to that of other four-story buildings along Lincoln Avenue. Based on the parameters set by the community, the larger size of the units and the height limit of the building, the Applicant sought the following variation(s) from the Chicago Zoning Ordinance: a reduction in the rear yard setback from 30.0' to 11.75'.

**II. PUBLIC HEARING**

In accordance with the Rules of Procedure of the Zoning Board of Appeals, the Applicant had submitted its proposed Findings of Fact. The Zoning Board of Appeals ("ZBA") held a public hearing on the Applicant's special use application at its regular meeting held on Friday, March 15, 2024. Due notice of the hearing was provided under Sections 17-13-



0107-A(9) and 17-13-0107-B of the Chicago Zoning Ordinance and by publication in the *Chicago Tribune*. The list of participants who provided sworn testimony is attached as the **Hearing Participant Exhibit**. At the conclusion of the hearing, the ZBA took the matter under advisement. Prior to the conclusion of the meeting, the ZBA voted on the matter.

### III. 17-13-1107 VARIATION APPROVAL CRITERIA AND REVIEW FACTORS

**17-13-1107-A Approval Criteria.** The Zoning Board of Appeals may not approve a variation unless it makes findings, based upon the evidence presented to it in each specific case, that: (1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; and (2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance (See Sec. 17-1-0500).

**17-13-1107-B Evidence of Practical Difficulties or Particular Hardship.** In order to determine that practical difficulties or particular hardships exist, the Zoning Board of Appeals must find evidence of each of the following: (1) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; (2) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and (3) the variation, if granted, will not alter the essential character of the neighborhood.

**17-13-1107-C Other Review Factors.** In making its determination of whether practical difficulties or particular hardships exist, the Zoning Board of Appeals must take into consideration the extent to which evidence has been submitted substantiating the following facts: (1) the particular physical surroundings, shape or topographical condition of the specific property involved would result in a particular hardship upon the property owner as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out; (2) the conditions upon which the petition for a variation is based would not be applicable, generally, to other property within the same zoning classification; (3) the purpose of the variation is not based exclusively upon a desire to make more money out of the property; (4) the alleged practical difficulty or particular hardship has not been created by any person presently having an interest in the property; (5) the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; and (6) the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.

For the purpose of clarity, the ZBA has rearranged the approval criteria under the Chicago Zoning Ordinance into five broad categories in its findings consisting of the following: (I) **practical difficulties or particular hardships** [17-13-1107 A(1) & C(4)]; (II) **reasonable return** [17-13-1107 B(1) & C(3)]; (III) **unique circumstances** [17-13-

1107 B(2), C(1), & C(2)]; (IV) **neighborhood's essential character** [17-13-1107 B(3), C(5), & C(6)]; and (V) **consistency with the stated purpose and intent of the Zoning Ordinance** [17-13-1107 A(2)].

#### IV. FINDINGS OF FACT

After careful consideration of the evidence, testimony and the entire record, including the Applicant's proposed Findings of Fact, the ZBA hereby makes the following findings with reference to the Applicant's application for a variation pursuant to Sections 17-13-1107-A, B, and C of the Chicago Zoning Ordinance:

##### I. Practical Difficulties or Particular Hardships:

The practical difficulties that would derive from strict compliance with the regulations and standards of the Zoning Ordinance relate to the building parameters set by the community: that the overall height be no more than 63'<sup>1</sup> in order to match the heights of surrounding buildings, and the layouts of the units, in that they would be able to accommodate families. The Applicant could, by right, construct a taller building, but this would be against the community's wishes. If the variation was not granted, the Applicant would either have to build a taller building or build smaller units, which would render them to not be "family sized" as desired by the community. In reaching its conclusion that practical difficulties or particular hardships exist, the ZBA conducted an analysis of the variation requirements under the "reasonable return", "unique circumstances", and "neighborhood's essential character" categories below. Further, the ZBA finds that the practical difficulties or particular hardships were not created by any person having an interest in the property because the Applicant is trying to be a good neighbor by respecting the wishes of the Alderman and community.

##### II. Reasonable Return:

The property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of the zoning ordinance because absent the granting of the Variation, the resulting configurations would be less than desirable and unsuitable for the needs of the community. The net result of the reconfigured layouts, the loss of units, or the additional costs for less than desirable layouts would result in a less than a reasonable return.. The ZBA finds that the purpose of the variation sought by the Applicant were not based exclusively upon a desire to make more money out of the property but were based on the Applicant's desire to provide residential layouts that respect the community's wishes.

##### III. Unique Circumstances:

The practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property because Applicant is limited to a specific height limit set by the community which is a circumstance unique to the subject property. Furthermore, looking at the particular physical surroundings, shape, or topographical condition of the subject property, the present conditions would result in a

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<sup>1</sup> 53' in height to the top of the parapet with an overall height of 63' to the elevator shaft.

practical difficulty upon the property owner if the strict letter of the regulations were carried out because the community's request of height limits and interior layout specifications are due to the heights of surrounding buildings in the area. The ZBA also finds that the conditions upon which the variation application is based are not generally applicable to other property within the same zoning classification because the Applicant could build a taller building, however it would be against the wishes of the community.

IV. Neighborhood's Essential Character:

If granted, the variation sought will not alter the essential character of the neighborhood because as the neighborhood is predominantly mixed-use in nature and the proposed building will maintain the pattern of ground floor commercial uses with residential use above the ground floor, the proposed bulk and density of the building will complement similar developments in the area, and because the Applicant underwent and extensive community process to ensure the proposed development provides the community with desirable layouts. Granting the variation will not be detrimental to the public welfare or injurious to other property or improvements in which the subject property is located because the proposed project is commercial and residential in nature like the surrounding property, the proposed improvements will be complementary to similar improvements in the area. The Applicant will provide some rear setback, the proposed development and proposed setback will be undertaken in conformance with applicable provisions of the Chicago Building Code.

Furthermore, the ZBA finds that granting of the variation will not impair an adequate supply of light and air to adjacent property, or substantially increase congestion in the public streets, or increase the danger of fire, or endanger public safety, or substantially diminish or impair property values within the neighborhood because almost 12 feet plus a rear alley will still separate the proposed building from its neighboring to the rear. The Applicant credibly testified that the proposed project will not impair an adequate supply of light to the neighboring property. The variation will not substantially diminish or impair property values within the neighborhood as the property will maintain a commercial presence on Lincoln Avenue and the proposed addition of residential use in a mixed-use building will complement surrounding property and because the proposed development is of a similar bulk and density to other improvements in the immediate vicinity. The variation will not substantially increase congestion in the public streets because the property will provide on-site required parking and is in proximity to public transportation including the Equitable Transit Location bus corridor of the Lincoln Avenue (Route 11) bus stops located approximately 250.0' north of and 350.0' south from the subject property.

V. Consistency with the Stated Purpose and Intent of the Zoning Ordinance:

The ZBA finds that variation is consistent with the stated purpose and intent of the Chicago Zoning Ordinance, specifically by: protecting the character of established residential neighborhoods, pursuant to 17-1-0503; maintaining economically vibrant as well as attractive business and commercial areas by providing a ground floor commercial space, pursuant to section 17-1-0504; maintaining orderly and compatible land use and development patterns by constructing a building that is complementary to other similar



developments in the area, pursuant to section 17-1-0508; and maintaining a range of housing choices and options, pursuant to section 17-1-0512.

**CONCLUSION AND FINAL DECISION OF THE ZONING BOARD OF APPEALS**

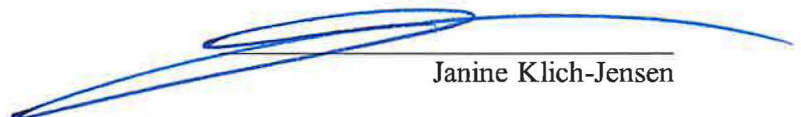
1. For all the above reasons, the ZBA finds that the Applicant has proved its case by evidence, testimony and the entire record, including the Applicant's proposed Findings of Fact, covering the specific criteria for a special use pursuant to Section 17-13-0905-A of the Chicago Zoning Ordinance.
2. The ZBA hereby APPROVES the Applicant's application for a variation.

This is a final decision subject to review under the Illinois Administrative Review Law, 735 ILCS 5/3-101 *et seq.*

APPROVED AS TO SUBSTANCE

By:   
Brian Sanchez, Chairman

I, Janine Klich-Jensen, staff person for the ZONING BOARD OF APPEALS, certify that I caused this to be placed in the USPS mail, postage prepaid, on 6/28, 2024.

  
Janine Klich-Jensen

**ZBA**

**JUN 28 2024**

CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

**HEARING PARTICIPANT EXHIBIT**

Applicant is represented by an attorney: ☐ No ☒ Yes, Ximena Castro

[illegible]

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

**APPLICANT:** UHCC Inc.

Cal. No.121-24-S

**APPEARANCE FOR:** Rolando Acosta

**MINUTES OF MEETING:**  
March 15, 2024

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 1830 N. Lamon Avenue

**NATURE OF REQUEST:** Application for a special use to establish a cannabis craft grow facility within 660 feet of a residential district.

## ACTION OF BOARD – APPLICATION APPROVED

**ZBA**

## THE VOTE

APR 22 2024

CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

BRIAN SANCHEZ  
ANGELA BROOKS  
ANN MACDONALD  
SAM TOIA

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 March 15, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on February 29, 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 craft grow facility within 660 feet of a residential district; two additional special uses were approved and one variation granted at the subject property address in Cal. Nos. 122-24-S, 123-24-S, and 124-24-Z; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony has offered that the use complies with all the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s) provided: (1) the special use is issued solely to the applicant, UHCC Inc.; (2) the proposed shared cannabis infuser and processor uses, as per applications 122-24-S and 123-24-S, have been approved by the Zoning Board of Appeals; (3) no retail sales, samples, or physical product displays or stock are allowed at this facility; (4) the development is consistent with the design and layout of the plans and drawings dated March 14, 2024, prepared by Precision Development Group, and Odor Mitigation Plan, dated March 13, 2024, prepared by Amcon Consultants; (5) details on the quantitative basis for and final design of the odor control system and components, including but not limited to: the size, type and location of equipment, system layout, filters, airlocks, roof top mechanical units, exterior system exhaust, etc. are submitted for review and approval by Chicago Department of Public Health (CDPH) prior to issuance of any permits; and (6) a fully detailed written Final Odor Mitigation 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 4/22/24, 2024.

APPROVED AS TO SUBSTANCE

CHAIRMAN



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

**APPLICANT:** UHCC Inc. Cal. No.122-24-S

**APPEARANCE FOR:** Rolando Acosta

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 1830 N. Lamon Avenue

**MINUTES OF MEETING:**  
March 15, 2024

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

**ACTION OF BOARD – APPLICATION APPROVED**

**ZBA**

**THE VOTE**

**APR 22 2024**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ  
ANGELA BROOKS  
ANN MACDONALD  
SAM TOIA

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 March 15, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on February 29, 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; two additional special uses were approved and one variation granted at the subject property address in Cal. Nos. 121-24-S, 123-24-S, and 124-24-Z; George Blakemore of 1347 N. Dearborn, Apt. 1 testified in opposition; 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, UHCC Inc., (2) the proposed shared cannabis craft grower and processor uses, as per applications 121-24-S and 123-24-S, have been approved by the Zoning Board of Appeals, (3) no retail sales, samples, or physical product displays or stock are allowed at this facility; (4) the development is consistent with the design and layout of the plans and drawings dated March 14, 2024, prepared by Precision Development Group, and Odor Mitigation Plan, dated March 13, 2024, prepared by Amcon Consultants; (5) details on the quantitative basis for and final design of the odor control system and components, including but not limited to: the size, type and location of equipment, system layout, filters, airlocks, roof top mechanical units, exterior system exhaust, etc. are submitted for review and approval by Chicago Department of Public Health (CDPH) prior to issuance of any permits; and (6) a fully detailed written Final Odor Mitigation 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 4/22, 2024.

**APPROVED AS TO SUBSTANCE**

**CHAIRMAN**

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

**APPLICANT:** UHCC Inc.

Cal. No.123-24-S

**APPEARANCE FOR:** Rolando Acosta

**MINUTES OF MEETING:**  
March 15, 2024

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 1830 N. Lamon Avenue

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

## ACTION OF BOARD – APPLICATION APPROVED

**ZBA**

## THE VOTE

APR 22 2024

CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

BRIAN SANCHEZ

ANGELA BROOKS

ANN MACDONALD

SAM TOIA

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 March 15, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on February 29, 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 processor facility; two additional special uses were approved and one variation granted at the subject property address in Cal. Nos. 121-24-S, 122-24-S, and 124-24-Z; George Blakemore of 1347 N. Dearborn, Apt. 1 testified in opposition; 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, UHCC Inc.; (2) the proposed shared cannabis craft grower and infuser uses, as per applications 121-24-S and 122-24-S, have been approved by the Zoning Board of Appeals; (3) no retail sales, samples, or physical product displays or stock are allowed at this facility; (4) the development is consistent with the design and layout of the plans and drawings dated March 14, 2024, prepared by Precision Development Group, and Odor Mitigation Plan, dated March 13, 2024, prepared by Amcon Consultants; (5) details on the quantitative basis for and final design of the odor control system and components, including but not limited to: the size, type and location of equipment, system layout, filters, airlocks, roof top mechanical units, exterior system exhaust, etc. are submitted for review and approval by Chicago Department of Public Health (CDPH) prior to issuance of any permits; and (6) a fully detailed written Final Odor Mitigation 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 4/22/24.

**APPROVED AS TO SUBSTANCE**

**CHAIRMAN**



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

**APPLICANT:** UHCC Inc.

**Cal. No.:** 124-24-Z

**APPEARANCE FOR:** Rolando Acosta

**MINUTES OF MEETING:**  
March 15, 2024

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 1830 N. Lamon Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the interior landscape area from the required 819 square feet to 144 square feet and to reduce the number of interior trees from seven to two for a proposed cannabis craft grow/ infuser/ processor facility.

## ACTION OF BOARD - VARIATION GRANTED

**ZBA**

**APR 22 2024**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ

ANGELA BROOKS

ANN MACDONALD

SAM TOIA

## THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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X		

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 15, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on February 29, 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 interior landscape area to 144 square feet and to reduce the number of interior trees to two for a proposed cannabis craft grow/ infuser/ processor facility; three special uses were also approved for the subject property in Cal. Nos. 121-24-S, 122-24-S, and 123-24-S; George Blakemore of 1347 N. Dearborn, Apt. 1 testified in opposition; 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 Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that the foresaid variation request be and it hereby is granted subject to the following condition(s): (1) the special use is issued solely to the applicant, UHCC Inc.; (2) the proposed shared cannabis craft grower and infuser uses, as per applications 121-24-S and 122-24-S, have been approved by the Zoning Board of Appeals; (3) no retail sales, samples, or physical product displays or stock are allowed at this facility; (4) the development is consistent with the design and layout of the plans and drawings dated March 14, 2024, prepared by Precision development Group, and Odor Mitigation Plan, Odor Mitigation Plan, dated March 13, 2024, prepared by Amcon Consultants; (5) details on the quantitative basis for and final design of the odor control system and components, including but not limited to: the size, type and location of equipment, system layout, filters, airlocks, roof top mechanical units, exterior system exhaust, etc. are submitted for review and approval by Chicago Department of Public Health (CDPH) prior to issuance of any permits; and (6) a fully detailed written Final Odor Mitigation 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 4/22, 2024.

**APPROVED AS TO SUBSTANCE**

**CHAIRMAN**



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

**APPLICANT:** West Branch Collective Cal. No.125-24-S  
**APPEARANCE FOR:** John Pikarski **MINUTES OF MEETING:**  
March 15, 2024  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 2624 W. Armitage Avenue

**NATURE OF REQUEST:** Application for a special use to establish a body art / tattoo salon.

**ACTION OF BOARD – APPLICATION APPROVED**

**ZBA**

**THE VOTE**

APR 22 2024

CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

BRIAN SANCHEZ  
ANGELA BROOKS  
ANN MACDONALD  
SAM TOIA

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 March 15, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on February 29, 2024; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a body art / tattoo salon; George Blakemore of 1347 N. Dearborn, Apt. 1 testified in opposition; 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 4/22/24, 2024.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

**APPLICANT:** Tasha Jones Cal. No.126-24-S

**APPEARANCE FOR:** John Pikarski

**MINUTES OF MEETING:**  
March 15, 2024

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 6148 S. Western Avenue

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

**ACTION OF BOARD – APPLICATION APPROVED**

**ZBA**

**THE VOTE**

**APR 22 2024**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ  
ANGELA BROOKS  
ANN MACDONALD  
SAM TOIA

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 March 15, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on February 29, 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 beauty salon; Jessica Jackson of 7147 S. East End testified in support; 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 4/22/24, 2024

**APPROVED AS TO SUBSTANCE**  
  
**CHAIRMAN**



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

**APPLICANT:** 739 S. Clark Holdings, LLC

Cal. No.127-24-S

**APPEARANCE FOR:** Katie Dale / Peter NeCastro

**MINUTES OF MEETING:**  
March 15, 2024

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 739 S. Clark Street

**NATURE OF REQUEST:** Application for a special use to establish residential use below the second floor for the conversion of an existing three-story portion of an existing thirty-story, high-rise mixed-use building from office use to sixty-eight dwelling units (five dwelling units, sixty-three efficiency units).

**ACTION OF BOARD – APPLICATION APPROVED**

**ZBA**

**THE VOTE**

**APR 22 2024**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ

ANGELA BROOKS

ANN MACDONALD

SAM TOIA

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 March 15, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on February 29, 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 for the conversion of an existing three-story portion of an existing thirty-story, high-rise mixed-use building from office use to sixty-eight dwelling units (five dwelling units, sixty-three efficiency units); two variation were also granted to the subject property in Cal. Nos. 128-24-Z and 129-24-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 Site Plan and Basement Plan, dated March 12, 2024, prepared by Osterhause McCarthy LLC; the Second Floor Plan, the Third Floor Plan, dated March 9, 2024; the Elevations, dated March 1, 2024, and the 5<sup>th</sup> Floor Roof Electrical Plan South, Lighting Fixture Schedule, and the 5<sup>th</sup> Floor Plan South, dated November 28, 2018, prepared by Hartshorne Plunkard Architecture; and the 5<sup>th</sup> Floor Key Plan, 6<sup>th</sup> Floor Plan Terraces, 28<sup>th</sup> Floor Plan, 30<sup>th</sup> Floor Plan, and 31<sup>st</sup> Floor Plan/ Lower Roof Plan, all dated June 28, 2019, prepared by Hartshorne Plunkard Architecture.

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 4/22, 2024.

**APPROVED AS TO SUBSTANCE**

**CHAIRMAN**



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

**APPLICANT:** 739 S. Clark Holdings, LLC

**Cal. No.:** 128-24-Z

**APPEARANCE FOR:** Katie Dale / Peter NeCastro

**MINUTES OF MEETING:**  
March 15, 2024

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 739 S. Clark Street

**NATURE OF REQUEST:** Application for a variation to reduce the minimum lot area from the required 31,270 square feet to 30,776 square feet for the conversion of an existing three-story portion of a thirty-story mixed use high rise building from office use to sixty-eight dwelling units (five dwelling units and sixty-three efficiency units).

## ACTION OF BOARD - VARIATION GRANTED

**ZBA**

**APR 22 2024**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ

ANGELA BROOKS

ANN MACDONALD

SAM TOIA

## 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 March 15, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on February 29, 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 30,776 square feet for the conversion of an existing three-story portion of a thirty-story mixed use high rise building from office use to sixty-eight dwelling units (five dwelling units and sixty-three efficiency units); one special use was approved and an additional variation was granted to the subject property in Cal. Nos. 127-24-S and 129-24-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 Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that the foresaid variation request be and it hereby is granted subject to the following condition(s): the development is consistent with the design and layout of the Site Plan and Basement Plan, dated March 12, 2024, prepared by Osterhouse McCarthy LLC; the Second Floor Plan, the Third Floor Plan, dated March 9, 2024; the Elevations, dated March 1, 2024, and the 5<sup>th</sup> Floor Roof Electrical Plan South, Lighting Fixture Schedule, and the 5<sup>th</sup> Floor Plan South, dated November 28, 2018, prepared by Hartshorne Plunkard Architecture; and the 5<sup>th</sup> Floor Key Plan, 6<sup>th</sup> Floor Plan Terraces, 28<sup>th</sup> Floor Plan, 30<sup>th</sup> Floor Plan, and 31<sup>st</sup> Floor Plan/ Lower Roof Plan, all dated June 28, 2019, prepared by Hartshorne Plunkard Architecture.

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 4/22, 2024.

**APPROVED AS TO SUBSTANCE**  
  
**CHAIRMAN**

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

**APPLICANT:** 739 S. Clark Holdings, LLC

**Cal. No.:** 129-24-Z

**APPEARANCE FOR:** Katie Dale / Peter NeCastro

**MINUTES OF MEETING:**  
March 15, 2024

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 739 S. Clark Street

**NATURE OF REQUEST:** Application for a variation to all alternate compliance with the open space requirements of section 17-4-0410 for the conversion of an existing three-story portion of an existing thirty-story high rise from office use to sixty-eight dwelling units (five dwelling units, sixty-three efficiency units).

## ACTION OF BOARD - VARIATION GRANTED

**ZBA**

**APR 22 2024**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ

ANGELA BROOKS

ANN MACDONALD

SAM TOIA

## 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 March 15, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on February 29, 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 all alternate compliance with the open space requirements of section 17-4-0410 for the conversion of an existing three-story portion of an existing thirty-story high rise from office use to sixty-eight dwelling units (five dwelling units, sixty-three efficiency units); one special use was approved and an additional variation was granted to the subject property in Cal. Nos. 127-24-S and 128-24-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 Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that the foresaid variation request be and it hereby is granted subject to the following condition(s): the development is consistent with the design and layout of the Site Plan and Basement Plan, dated March 12, 2024, prepared by Osterhouse McCarthy LLC; the Second Floor Plan, the Third Floor Plan, dated March 9, 2024; the Elevations, dated March 1, 2024, and the 5<sup>th</sup> Floor Roof Electrical Plan South, Lighting Fixture Schedule, and the 5<sup>th</sup> Floor Plan South, dated November 28, 2018, prepared by Hartshorne Plunkard Architecture; and the 5<sup>th</sup> Floor Key Plan, 6<sup>th</sup> Floor Plan Terraces, 28<sup>th</sup> Floor Plan, 30<sup>th</sup> Floor Plan, and 31<sup>st</sup> Floor Plan/ Lower Roof Plan, all dated June 28, 2019, prepared by Hartshorne Plunkard Architecture.

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 4/22, 2024.

**APPROVED AS TO SUBSTANCE**  
  
**CHAIRMAN**

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

**APPLICANT:** Chicagoland Materials, LLC

Cal. No.395-23-S

**APPEARANCE FOR:** Timothy Barton

**MINUTES OF MEETING:**  
March 15, 2024

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 4556 W. Roosevelt Road

**NATURE OF REQUEST:** Application for a special use to establish a Class V recycling facility for the collection of excavated soil / dirt, concrete, bricks, and landscape material to be operated in conjunction with an existing retail/ wholesale landscape business.

**ACTION OF BOARD – Continued to May 17, 2024 at 2:00pm**

**THE VOTE**

**ZBA**

**APR 22 2024**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ  
ANGELA BROOKS  
ANN MACDONALD  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

**APPROVED AS TO SUBSTANCE**  
  
**CHAIRMAN**



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

**APPLICANT:** Chicagoland Materials, LLC

**Cal. No.:** 396-23-Z

**APPEARANCE FOR:** Timothy Barton

**MINUTES OF MEETING:**  
March 15, 2024

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 4556 W. Roosevelt Road

**NATURE OF REQUEST:** Application for a variation to eliminate ornamental fencing and retain 304 linear feet of chain link fence along vehicular use area (material storage yard frontage).

**ACTION OF BOARD – Continued to May 17, 2024 at 2:00pm**

**ZBA**

**APR 22 2024**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ  
ANGELA BROOKS  
ANN MACDONALD  
SAM TOIA

**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:** McDonald's Corporation

Cal. No.453-23-S

**APPEARANCE FOR:** Lenny Asaro

**MINUTES OF MEETING:**

March 15, 2024

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 3229-45 W. North Avenue

**NATURE OF REQUEST:** Application for a special use to establish a dual lane drive-through facility for an existing fast-food restaurant.

**ACTION OF BOARD – APPLICATION APPROVED**

**ZBA**

**THE VOTE**

**APR 22 2024**

CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

BRIAN SANCHEZ

ANGELA BROOKS

ANN MACDONALD

SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
	RECUSED	
X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 15, 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 a dual lane drive-through facility for an existing fast-food restaurant; 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, McDonald's Corporation and the development is consistent with the design and layout of the plans and drawings dated March 14, 2024, prepared by Watermark Engineering Resources.

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 4/22/24.

**APPROVED AS TO SUBSTANCE**  
  
**CHAIRMAN**

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

**APPLICANT:** McDonald's Corporation

Cal. No.454-23-S

**APPEARANCE FOR:** Lenny Asaro

**MINUTES OF MEETING:**

March 15, 2024

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 2307-17 N. Cicero Avenue

**NATURE OF REQUEST:** Application for a special use to establish a dual lane drive-through to serve an existing fast-food restaurant.

## ACTION OF BOARD – APPLICATION APPROVED

**ZBA**

## THE VOTE

APR 22 2024

CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

BRIAN SANCHEZ

ANGELA BROOKS

ANN MACDONALD

SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
	RECUSED	
X		

### THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 15, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune 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 a dual lane drive-through to serve an existing fast-food restaurant; 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, McDonald's Corporation, (2) the development is consistent with the design and layout of the plans and drawings dated March 14, 2024, prepared by Watermark Engineering Resources, and (3) the crosswalks across the drive through lanes are raised crosswalks.

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 4/22/24.

APPROVED AS TO SUBSTANCE  
  
CHAIRMAN



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

**APPLICANT:** G.P.Green House, LLC

Cal. No.209-23-S

**APPEARANCE FOR:** Nicholas Ftikas

**MINUTES OF MEETING:**  
March 15, 2024

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 620 N. Fairbanks Court

**NATURE OF REQUEST:** Application for a special use to establish an adult use cannabis dispensary on the first floor of an existing, three-story, multi-tenant building.

**ACTION OF BOARD – Continued to May 17, 2024 at 2:00pm**

**THE VOTE**

**ZBA**

**APR 22 2024**

CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

BRIAN SANCHEZ

ANGELA BROOKS

ANN MACDONALD

SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

**APPROVED AS TO SUBSTANCE**  
  
**CHAIRMAN**