

**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 MEETING:**  
May 17, 2024

**APPEARANCE AGAINST:** None

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

**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 September 20, 2024 at 9:00am**

**THE VOTE**

**ZBA**

**JUN 24 2024**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ  
ANGELA BROOKS  
ZURICH ESPOSITO

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

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

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

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

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

**APPEARANCE FOR:** Nicholas Ftikas

**MINUTES OF MEETING:**  
May 17, 2024

**APPEARANCE AGAINST:** None

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

**NATURE OF REQUEST:** Application for an appeal from decision of the office of the Zoning Administrator in revoking a denial to apply for a special use for an adult use cannabis dispensary. The office of the Zoning Administrator has determined there is a school within 500' of the subject site.

**ACTION OF BOARD – Continued to August 16 2024 at 9:00am**

**ZBA**

**JUN 24 2024**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ  
ANGELA BROOKS  
ZURICH ESPOSITO

**THE VOTE**

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

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

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

**APPLICANT:** Legacy Barber Studio, Inc. Cal. No.181-24-S

**APPEARANCE FOR:** Same as Applicant

**MINUTES OF MEETING:**  
May 17, 2024

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 5181 S. Archer Avenue

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

**ACTION OF BOARD – APPLICATION APPROVED**

**THE VOTE**

**ZBA**

**JUN 24 2024**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ  
ANGELA BROOKS  
ZURICH ESPOSITO

AFFIRMATIVE	NEGATIVE	ABSENT
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 May 17, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on May 2, 2024; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted 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 6/24/24.

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

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

**APPLICANT:** Rad Hair Chicago, LLC Rachel Dennis Manager

Cal. No.182-24-S

**APPEARANCE FOR:** Same as Applicant

**MINUTES OF MEETING:**

**APPEARANCE AGAINST:** None

May 17, 2024

**PREMISES AFFECTED:** 5820 N. Broadway

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

**ACTION OF BOARD – APPLICATION APPROVED**

**THE VOTE**

**ZBA**

**JUN 24 2024**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ

ANGELA BROOKS

ZURICH ESPOSITO

AFFIRMATIVE	NEGATIVE	ABSENT
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 May 17, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on May 2, 2024; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted 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 6/24/24.

**APPROVED AS TO SUBSTANCE**

**CHAIRMAN**



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

**APPLICANT:** Tay Vo dba Western Nail Bar Cal. No.183-24-S

**APPEARANCE FOR:** Same as Applicant

**MINUTES OF MEETING:**  
May 17, 2024

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 7574 N. Western Avenue

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

**ACTION OF BOARD – APPLICATION APPROVED**

**THE VOTE**

**ZBA**

**JUN 24 2024**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ  
ANGELA BROOKS  
ZURICH ESPOSITO

AFFIRMATIVE	NEGATIVE	ABSENT
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 May 17, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on May 2, 2024; and

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

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

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 6/24.

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

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

**APPLICANT:** Daleena Tran dba Glamour Nails Cal. No.184-24-S

**APPEARANCE FOR:** Same as Applicant

**MINUTES OF MEETING:**  
May 17, 2024

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 6234 N. Broadway

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

**ACTION OF BOARD – APPLICATION APPROVED**

**THE VOTE**

**ZBA**

**JUN 24 2024**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ

ANGELA BROOKS

ZURICH ESPOSITO

AFFIRMATIVE	NEGATIVE	ABSENT
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 May 17, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on May 2, 2024; and

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

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

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 6/24 2024.

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

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

**APPLICANT:** Adolfo Vega dba A V Beauty Salon Cal. No.185-24-S

**APPEARANCE FOR:** Same as Applicant

**MINUTES OF MEETING:**  
May 17, 2024

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 3352 W. 63<sup>rd</sup> St.

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

**ACTION OF BOARD – APPLICATION APPROVED**

**THE VOTE**

**ZBA**

**JUN 24 2024**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ

ANGELA BROOKS

ZURICH ESPOSITO

AFFIRMATIVE	NEGATIVE	ABSENT
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 May 17, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on May 2, 2024; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a nail salon and 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 6/24 2024.

**APPROVED AS TO SUBSTANCE**

  
**CHAIRMAN**



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

**APPLICANT:** JT Pawn, LLC

**APPEARANCE FOR:** Same as Applicant

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 5546 N. Milwaukee Avenue

**Cal. No.:** 186-24-Z

**MINUTES OF MEETING:**  
May 17, 2024

**NATURE OF REQUEST:** Application for a variation to establish a public place of amusement license to provide car race simulators/ arcade gaming including four rigs, no entrance fee within 125' of a residential zoning district.

**ACTION OF BOARD - VARIATION GRANTED**

**ZBA**

**THE VOTE**

**JUN 24 2024**  
**CITY OF CHICAGO**  
**ZONING BOARD**  
**OF APPEALS**

BRIAN SANCHEZ  
ANGELA BROOKS  
ZURICH ESPOSITO

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

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

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to establish a public place of amusement license to provide car race simulators/ arcade gaming including four rigs, no entrance fee within 125' of a residential zoning district; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

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

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 6/24, 2024.

**APPROVED AS TO SUBSTANCE**

  
**CHAIRMAN**



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

**APPLICANT:** Chicago Transit Authority Cal. No.187-24-S

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

**MINUTES OF MEETING:**  
May 17, 2024

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 351 N. Austin Boulevard

**NATURE OF REQUEST:** Application for a special use to expand the existing transit station building/ platform.

**ACTION OF BOARD – APPLICATION APPROVED**

**THE VOTE**

**ZBA**

**JUN 24 2024**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ

ANGELA BROOKS

ZURICH ESPOSITO

AFFIRMATIVE	NEGATIVE	ABSENT
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 May 17, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on May 2, 2024; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to expand the existing transit station building/ platform; 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, Chicago Transit Authority, and the development is consistent with the design and layout of the Site Dimensional Plan Exhibit, dated August 1, 2022, Overall Plans — Phase 1 through 4, Building Elevations Phase 1 through 4, and Enlarged Floor Plan — Austin Stationhouse — Phase I and 3, and the Enlarged Floor Plan — Mason Exit — Phase I, dated November 16, 2022, all prepared by Epstein and Sons International, Inc.; the Landscape Plan, dated April 18, 2023, and Planter Planting Plan, Site Details, and Tree Planting Details, dated November 16, 2022, prepared by Chen Site Design Studio, 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 6/24/24.

**APPROVED AS TO SUBSTANCE**

  
**CHAIRMAN**

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

**APPLICANT:** Raven Ink Tattoo, LLC

Cal. No.188-24-S

**APPEARANCE FOR:** Paul Kolpak

**MINUTES OF MEETING:**

**APPEARANCE AGAINST:** None

May 17, 2024

**PREMISES AFFECTED:** 6251 W. Belmont Ave.

**NATURE OF REQUEST:** Application for a special use to establish a body art service (tattoo parlor).

**ACTION OF BOARD – APPLICATION APPROVED**

**THE VOTE**

**ZBA**

**JUN 24 2024**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ

ANGELA BROOKS

ZURICH ESPOSITO

AFFIRMATIVE	NEGATIVE	ABSENT
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 May 17, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on May 2, 2024; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a body art service (tattoo parlor); 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, Raven Ink Tattoo, LLC., and the development is consistent with the design and layout of the parking layout, dated May 8, 2024, prepared by Paul Kolpak, and the floor plan, prepared by Raven Ink Tattoo, dated January 18, 2024 (per Paul Kolpak, attorney for the applicant).

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 6/24/24.

**APPROVED AS TO SUBSTANCE**

**CHAIRMAN**



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

**APPLICANT:** Vision Quest, LLC **Cal. No.189-24-S**

**APPEARANCE FOR:** Chris Leach **MINUTES OF MEETING:**  
May 17, 2024

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 1750 N. Kingsbury Street

**NATURE OF REQUEST:** Application for a special use to establish a sports and recreation participant facility (physical fitness center) on the first floor of an existing two-story commercial building.

**ACTION OF BOARD – APPLICATION APPROVED**

**THE VOTE**

**ZBA**

**JUN 24 2024**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ  
ANGELA BROOKS  
ZURICH ESPOSITO

AFFIRMATIVE	NEGATIVE	ABSENT
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 May 17, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on May 2, 2024; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a sports and recreation participant facility (physical fitness center) on the first floor of an existing two-story commercial 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: the special use is issued solely to the applicant, Vision Quest, LLC., and the development is consistent with the design and layout of the plans and drawings dated May 3, 2024, prepared by Marts & Valentin Architects, 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 6/24  
20 2024

**APPROVED AS TO SUBSTANCE**

  
**CHAIRMAN**

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

**APPLICANT:** White Castle System Inc.

Cal. No.190-24-S

**APPEARANCE FOR:** Andrew Scott

**MINUTES OF MEETING:**  
May 17, 2024

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 1400 W. 79<sup>th</sup> Street

**NATURE OF REQUEST:** Application for a special use to establish a dual lane drive-through to serve an existing one-story fast-food restaurant being renovated with seventeen accessory unenclosed off-street accessory parking spaces on-site.

**ACTION OF BOARD – APPLICATION APPROVED**

**ZBA**

**THE VOTE**

JUN 24 2024

CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

BRIAN SANCHEZ

ANGELA BROOKS

ZURICH ESPOSITO

AFFIRMATIVE	NEGATIVE	ABSENT
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 May 17, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on May 2, 2024; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a dual lane drive-through to serve an existing one-story fast-food restaurant being renovated with seventeen accessory unenclosed off-street accessory parking spaces on-site; a variation was also granted with conditions to the subject property in Cal. No. 191-24-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, White Castle System Inc.; 2) the development is consistent with the design and layout of the Site Plan, Framing Plan, Elevations, dated May 17, 2024, all prepared by Architectural Alliance; 3) prior to issuance of any building and/or occupancy permits related to this proposed use, the site plan is updated to show code compliant dimensions and striping between the drive through lane and eastern drive aisle, the landscape plan is updated for consistency with the site plan, and plans are submitted to DPD for review. \*

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 6/24/24.

\*Scrivener's error

APPROVED AS TO SUBSTANCE  
  
CHAIRMAN



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

**APPLICANT:** White Castle System, Inc.

**Cal. No.:** 191-24-Z

**APPEARANCE FOR:** Andrew Scott

**MINUTES OF MEETING:**

May 17, 2024

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 1400 W. 79<sup>th</sup> Street

**NATURE OF REQUEST:** Application for a variation to eliminate the 7' setback (with trees and shrubs) along W. 79th Street and along Loomis Boulevard and to allow 4' high ornamental metal fence to be installed at the property line (along 79th Street and S. Loomis Boulevard) for the existing restaurant.

**ACTION OF BOARD - VARIATION GRANTED**

**ZBA**

**THE VOTE**

**JUN 24 2024**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ

ANGELA BROOKS

ZURICH ESPOSITO

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

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

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to eliminate the 7' setback (with trees and shrubs) along W. 79th Street and along Loomis Boulevard and to allow 4' high ornamental metal fence to be installed at the property line (along 79th Street and S. Loomis Boulevard) for the existing restaurant; a special use was also approved with conditions in Cal. No. 190-24-S; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

RESOLVED, that the aforesaid variation request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s) provided: 1) the special use is issued solely to the applicant, White Castle System Inc.; 2) the development is consistent with the design and layout of the Site Plan, Framing Plan, Elevations, dated May 17, 2024, all prepared by Architectural Alliance; 3) prior to issuance of any building and/or occupancy permits related to this proposed use, the site plan is updated to show code compliant dimensions and striping between the drive through lane and eastern drive aisle, the landscape plan is updated for consistency with the site plan, and plans are submitted to DPD for review.\*

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 6/29, 2024

\*Scrivener's error :

*[Handwritten signature]*  
*[Red stamp]*

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

**APPLICANT:** Maria Colores Montes and Rodrigo Montes

**Cal. No.:** 192-24-Z

**APPEARANCE FOR:** Thomas Moore

**MINUTES OF MEETING:**

May 17, 2024

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 6331 W. Waveland Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the front setback from the required 9.89' to 7.53', reduce the east side from 4' to 1.68' (west to be 5.08') combined side yard setback from 9.9' to 6.76', rear setback from 34.79' to 3.57' for a proposed one-story front porch, one-story rear open deck with an above ground pool and rear one car carport and two car garage per the as built conditions to serve the existing single family residence.

**ACTION OF BOARD - VARIATION GRANTED**

**ZBA**

**THE VOTE**

**JUN 24 2024**

BRIAN SANCHEZ

ANGELA BROOKS

ZURICH ESPOSITO

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

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

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: the applicant shall be permitted variation to reduce the front setback to 7.53', reduce the east side to 1.68' (west to be 5.08') combined side yard setback to 6.76', rear setback to 3.57' for a proposed one-story front porch, one-story rear open deck with an above ground pool and rear one car carport and two car garage per the as built conditions to serve the existing single family residence; an additional variation was granted to the subject property in Cal. No. 193-24-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

RESOLVED, that the aforesaid variation request be and it hereby is approved and the Zoning Administrator is authorized to permit said 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 6/24/24, 2024.

**APPROVED AS TO SUBSTANCE**

  
**CHAIRMAN**



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

**APPLICANT:** Maria Colores Montes and Rodrigo Montes

**Cal. No.:** 193-24-Z

**APPEARANCE FOR:** Thomas Moore

**MINUTES OF MEETING:**  
May 17, 2024

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 6331 W. Waveland Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the rear yard open space from the required 400 square feet to zero for a proposed one-story rear open deck with an above ground pool and rear one-car carport and two car garage per the as built conditions to serve the existing single-family residence.

**ACTION OF BOARD - VARIATION GRANTED**

**ZBA**

**THE VOTE**

JUN 24 2024  
CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

BRIAN SANCHEZ  
ANGELA BROOKS  
ZURICH ESPOSITO

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

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

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the rear yard open space to zero for a proposed one-story rear open deck with an above ground pool and rear one-car carport and two car garage per the as built conditions to serve the existing single-family residence; an additional variation was granted to the subject property in Cal. No. 192-24-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

RESOLVED, that the aforesaid variation request be and it hereby is approved and the Zoning Administrator is authorized to permit said 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 6/24/24, 2024.

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

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

**APPLICANT:** ABI Invest II, LLC

**Cal. No.:** 194-24-Z

**APPEARANCE FOR:** Thomas Moore

**MINUTES OF MEETING:**

**APPEARANCE AGAINST:** None

May 17, 2024

**PREMISES AFFECTED:** 1915 W. Balmoral Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the front setback from the required 25.78' to 12.98', the combined side yard setback to zero to allow for the division of a lot. The existing two-story single-family residence shall remain at 1915 Balmoral. The newly created lot shall be vacant.

**ACTION OF BOARD - VARIATION WITHDRAWN**

**ZBA**

**JUN 24 2024**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ

ANGELA BROOKS

ZURICH ESPOSITO

**THE VOTE**

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

**APPROVED AS TO SUBSTANCE**

  
**CHAIRMAN**





**ZONING BOARD OF APPEALS  
CITY OF CHICAGO**

**ZBA**

**AUG - 8 2024**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS  
195-24-Z**

**Alvin Ball, Jr. and Brigitte  
Brantley-Ball**  
APPLICANT(S)

CALENDAR NUMBER(S)

**9123 S. Racine Ave.**  
SUBJECT PROPERTY

**May 17, 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"/>
	Zurich Esposito	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	[vacant position]	<input 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 Washington Heights neighborhood. It is zoned RS-2 and is improved with a single-family residence with an unpermitted second story addition that follows existing exterior wall lines. The Applicants proposed to bring the as-built second story addition into compliance with the building code and zoning code. As such, the Applicants sought the following variation from the Chicago Zoning Ordinance: reduce the north side setback from 4' to 2.33' for a total combined side setback from 9' to 6.45'.

### II. PUBLIC HEARING

In accordance with the Rules of Procedure of the Zoning Board of Appeals, the Applicant had submitted their proposed Findings of Fact. The Zoning Board of Appeals ("ZBA") held a public hearing on the Applicants' special use application at its regular meeting held on Friday, May 17, 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**.

The Applicants' next-door neighbor appeared at the hearing in objection to the matter. The neighbor and Applicants have an ongoing fence dispute on the south side of the property. The requested setback is for the north side of the property. Furthermore, the

second-story addition that is subject of this variation request is already built and has been in existence for more than eight years. The requested variation will not impact the neighbor's property, nor will it impact the status of the ongoing civil matter. Thus, there is no basis for the neighbor's objection to the matter before the ZBA.

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 Applicants purchased the property in 2016, it had been renovated by the previous owner. As the result of a fence dispute with the Applicants' neighbor, it was discovered that the previous owner's renovations were unpermitted and had structural issues. The Applicants need a variation to bring the property safely into compliance. 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.

##### 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 the property as purchased was non-compliant and structurally unsound. As was stated at the hearing, the Applicants had to temporarily move out of their house due to concerns about structural issues caused by the previous owner. The Applicants are now attempting to bring the property fully and safely into compliance. The ZBA finds that the purpose of the variation sought by the Applicant was not based exclusively upon a desire to make more money out of the property because the purpose of the variation is to bring the property into compliance with building code and zoning law.

##### 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 when they purchased the property, the Applicants were unaware that the property was non-compliant and structurally unsound. 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 without the variation, the as-build structure would likely end up in Demolition Court. 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 other properties would be built to code.

##### IV. Neighborhood's Essential Character:

If granted, the variation sought will not alter the essential character of the neighborhood because the building is pre-existing. The Applicants purchased the subject property as-built, and only discovered a number of years later that it was unpermitted and non-compliant with the Zoning Code. 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 variation is needed to bring the existing as-built property safely into compliance. 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 the reason for the variation is to bring the existing structure safely into compliance with building and zoning codes.

**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: promoting the public health, safety and general welfare, pursuant to Section 17-1-0501, by ensuring that the as-built building addition is structurally sound.

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

1. For all the above reasons, the ZBA finds that the Applicants have proved their 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 Applicants' 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 8/8, 2024.

  
Janine Klich-Jensen

**HEARING PARTICIPANT EXHIBIT**

Applicant is represented by an attorney: ☐ No ☒ Yes, Thomas S. Moore

Name	Title (if applicable)	Address	Support	Oppose	Neutral
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[illegible]

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

**APPLICANT:** DJM EG JV 1, LLC Cal. No.196-24-S

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

**APPEARANCE AGAINST:** None May 17, 2024

**PREMISES AFFECTED:** 3718 W. Belmont Avenue

**NATURE OF REQUEST:** Application for a special use to expand an existing residential use below the second floor of an existing multi-unit residential building.

**ACTION OF BOARD – APPLICATION APPROVED**

**THE VOTE**

**ZBA**

**JUN 24 2024**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ  
ANGELA BROOKS  
ZURICH ESPOSITO

AFFIRMATIVE	NEGATIVE	ABSENT
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 May 17, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on May 2, 2024; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to expand an existing residential use below the second floor of an existing multi-unit residential 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: the development is consistent with the design and layout of the plans and drawings, dated May 17, 2024, prepared by Luis A. Martinez Architect.

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 6/24/24.

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

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

**APPLICANT:** 810 Altgeld, LLC

**Cal. No.:** 197-24-Z

**APPEARANCE FOR:** Nicholas Ftikas

**MINUTES OF MEETING:**

May 17, 2024

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 810 W. Altgeld St.

**NATURE OF REQUEST:** Application for a variation to reduce the lot area per unit from the required 3,000 to 2749.55 for a proposed addition of a third dwelling unit in the basement of an existing two-story, two dwelling unit building with basement converted to a third dwelling unit.

## ACTION OF BOARD - VARIATION GRANTED

# ZBA

## THE VOTE

JUN 24 2024

BRIAN SANCHEZ

ANGELA BROOKS

ZURICH ESPOSITO

CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

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

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the lot area per unit to 2749.55 for a proposed addition of a third dwelling unit in the basement of an existing two-story, two dwelling unit building with basement converted to a third dwelling unit; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

RESOLVED, that the aforesaid variation request be and it hereby is approved and the Zoning Administrator is authorized to permit said 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 6/24/24, 2024.

APPROVED AS TO SUBSTANCE  
  
CHAIRMAN



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

**APPLICANT:** Taylor Street Tattoo, LLC

Cal. No.198-24-S

**APPEARANCE FOR:** Nicholas Ftikas

**MINUTES OF MEETING:**  
May 17, 2024

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 1150 W. Taylor Street

**NATURE OF REQUEST:** Application for a special use to expand an existing body art services (tattoo parlor) into the second story by converting the second story dwelling unit to a body art service. in the existing two-story, mixed-use building.

**ACTION OF BOARD – APPLICATION APPROVED**

**ZBA**

**THE VOTE**

**JUN 24 2024**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ

ANGELA BROOKS

ZURICH ESPOSITO

AFFIRMATIVE	NEGATIVE	ABSENT
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 May 17, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on May 2, 2024; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to expand an existing body art services (tattoo parlor) into the second story by converting the second story dwelling unit to a body art service. in the existing two-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: the special use issued solely to the applicant, Taylor Street Tattoo, 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 6/24/24.

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

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

**APPLICANT:** Lukaven Development

**Cal. No.:** 199-24-Z

**APPEARANCE FOR:** Mark Kupiec

**MINUTES OF MEETING:**

May 17, 2024

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 2122 W. 18<sup>th</sup> Place

**NATURE OF REQUEST:** Application for a variation to reduce the minimum lot area per unit from the required 3,000 square feet to 2,977 square feet for a proposed three-story, three dwelling unit building and three parking space pad.

**ACTION OF BOARD - VARIATION GRANTED**

**ZBA**

**THE VOTE**

**JUN 24 2024**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ

ANGELA BROOKS

ZURICH ESPOSITO

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

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

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the minimum lot area per unit to 2,977 square feet for a proposed three-story, three dwelling unit building and three parking space pad; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

RESOLVED, that the aforesaid variation request be and it hereby is approved and the Zoning Administrator is authorized to permit said 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 6/24/24, 2024.

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



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

**APPLICANT:** H & N Bryn Mawr, LLC

**Cal. No.:** 200-24-Z

**APPEARANCE FOR:** Mark Kupiec

**MINUTES OF MEETING:**  
May 17, 2024

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 3220-22 W. Bryn Mawr Avenue

**NATURE OF REQUEST:** Application for a variation to establish a public place of amusement license to provide karaoke within 125' of a residential zoning district.

**ACTION OF BOARD - VARIATION GRANTED**

**ZBA**

**THE VOTE**

**JUN 24 2024**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ

ANGELA BROOKS

ZURICH ESPOSITO

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

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

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to establish a public place of amusement license to provide karaoke within 125' of a residential zoning district; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

RESOLVED, that the aforesaid variation request be and it hereby is approved and the Zoning Administrator is authorized to permit said 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 6/24/24, 2024.

**APPROVED AS TO SUBSTANCE**

  
**CHAIRMAN**



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

**APPLICANT:** 4701 N. Clark St., Inc.

**Cal. No.:** 201-24-Z

**APPEARANCE FOR:** Sara Barnes

**MINUTES OF MEETING:**  
May 17, 2024

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 4713 N. Clark St.

**NATURE OF REQUEST:** Application for a variation to reduce the rear setback on floors containing dwelling units from the required 30' to 21.32' for a proposed five-story, thirty-six dwelling unit building with eighteen parking spaces, thirty-nine bicycle spaces and one loading space located within 2,640' from a Metra rail station.

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

**ZBA**

**JUN 24 2024**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ  
ANGELA BROOKS  
ZURICH ESPOSITO

**THE VOTE**

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

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

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

**APPLICANT:** Katherine Lambert

**Cal. No.:** 202-24-Z

**APPEARANCE FOR:** Kate Duncan

**MINUTES OF MEETING:**  
May 17, 2024

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 2721 N. Albany Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the north side setback from the required 2' to 0.75' (south to be 3.58'), combined side yard setback from 5' to 4.33' for a proposed rear two-story addition and second floor dormer addition and rear open deck to the existing two-story single-family residence.

**ACTION OF BOARD - VARIATION GRANTED**

**ZBA**

**THE VOTE**

**JUN 24 2024**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ  
ANGELA BROOKS  
ZURICH ESPOSITO

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

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

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the north side setback to 0.75' (south to be 3.58'), combined side yard setback to 4.33' for a proposed rear two-story addition and second floor dormer addition and rear open deck to the existing two-story single-family residence; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

RESOLVED, that the aforesaid variation request be and it hereby is approved and the Zoning Administrator is authorized to permit said 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 \_\_\_\_\_, 20\_\_\_\_.

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

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

**APPLICANT:** JP Morgan Chase Cal. No.203-24-S

**APPEARANCE FOR:** Scott Borstein

**MINUTES OF MEETING:**  
May 17, 2024

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 2934 N. Milwaukee Avenue

**NATURE OF REQUEST:** Application for a special use to establish an automated bank teller drive-through facility.

**ACTION OF BOARD – APPLICATION APPROVED**

**THE VOTE**

**ZBA**

**JUN 24 2024**

BRIAN SANCHEZ  
ANGELA BROOKS  
ZURICH ESPOSITO

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

**THE RESOLUTION:** CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

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

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

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s) provided: the special use is issued solely to the applicant, JP Morgan Chase, and the development is consistent with the design and layout of the plans and drawings dated May 14, 2024, prepared by The Architects Partnership.

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 6/24/24.

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



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

**APPLICANT:** Astrit Mehmeti

**Cal. No.:** 204-24-Z

**APPEARANCE FOR:** Lisa Duarte

**MINUTES OF MEETING:**

May 17, 2024

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 1215-19 W. Devon Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the rear yard setback on floors containing dwelling units from the required 30' to 0.1' for a proposed two-story addition to an existing one and two-story, mixed-use building.

**ACTION OF BOARD - VARIATION GRANTED**

**ZBA**

**THE VOTE**

**JUN 24 2024**

BRIAN SANCHEZ

ANGELA BROOKS

ZURICH ESPOSITO

CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

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

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the rear yard setback on floors containing dwelling units to 0.1' for a proposed two-story addition to an existing one and two-story, mixed-use 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 aforesaid variation 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 6/24/24, 2024.

**APPROVED AS TO SUBSTANCE**

**CHAIRMAN**

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

**APPLICANT:** Bresani, LLC-Series C, an Illinois Limited Liability Company

**Cal. No.:** 205-24-Z

**APPEARANCE FOR:** Agnes Plecka

**MINUTES OF MEETING:**  
May 17, 2024

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 3352 N. Ashland Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the rear setback from the required 30' to zero, the rear garage feature setback from 2' to zero for a proposed carport to serve an existing four-story, eight dwelling unit building.

**ACTION OF BOARD - VARIATION GRANTED**

**ZBA**

**THE VOTE**

**JUN 24 2024**

BRIAN SANCHEZ

ANGELA BROOKS

ZURICH ESPOSITO

CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

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

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the rear setback to zero, the rear garage feature setback to zero for a proposed carport to serve an existing four-story, eight 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 aforesaid variation 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 6/24/24.

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

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

**APPLICANT:** Cabrini, LLC

**Cal. No.:** 206-24-Z

**APPEARANCE FOR:** Agnes Plecka

**MINUTES OF MEETING:**  
May 17, 2024

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 505 W. Elm Street

**NATURE OF REQUEST:** Application for a variation to reduce the front setback from 12' to zero, rear setback from 30' to zero for the proposed division of a lot, convert the existing church to seven dwelling units.

**ACTION OF BOARD – Continued to July 19, 2024 at 2;00pm**

**THE VOTE**

**ZBA**

**JUN 24 2024**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ  
ANGELA BROOKS  
ZURICH ESPOSITO

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

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



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

**APPLICANT:** Cabrini, LLC

**Cal. No.:** 207-24-Z

**APPEARANCE FOR:** Agnes Plecka

**MINUTES OF MEETING:**  
May 17, 2024

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 505 W. Elm Street

**NATURE OF REQUEST:** Application for a variation to allow an alternative compliance with the building on-site open space standards to allow an existing church to be converted to seven dwelling units.

**ACTION OF BOARD – Continued to July 19, 2024 at 2;00pm**

**THE VOTE**

**ZBA**

**JUN 24 2024**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ  
ANGELA BROOKS  
ZURICH ESPOSITO

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

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

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

**APPLICANT:** Cabrini, LLC

**Cal. No.:** 208-24-Z

**APPEARANCE FOR:** Agnes Plecka

**MINUTES OF MEETING:**  
May 17, 2024

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 515 W. Elm Street

**NATURE OF REQUEST:** Application for a variation to reduce the front setback from the required 14.16' to 12.5', rear setback from 30' to zero for a proposed five-story, twelve dwelling unit building with nine parking spaces. This is a transit served location.

**ACTION OF BOARD – Continued to July 19, 2024 at 2;00pm**

**ZBA**

**JUN 24 2024**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ

ANGELA BROOKS

ZURICH ESPOSITO

**THE VOTE**

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

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

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

**APPLICANT:** Cabrini, LLC

**Cal. No.:** 209-24-Z

**APPEARANCE FOR:** Agnes Plecka

**MINUTES OF MEETING:**  
May 17, 2024

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 515 W. Elm Street

**NATURE OF REQUEST:** Application for a variation to increase parking from six spaces to nine to allow a five-story, twelve dwelling unit building with nine parking spaces. This is a transit served location.

**ACTION OF BOARD – Continued to July 19, 2024 at 2;00pm**

**ZBA**

**JUN 24 2024**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ  
ANGELA BROOKS  
ZURICH ESPOSITO

**THE VOTE**

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

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



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

**APPLICANT:** Sagit Halpern & Gal Bernstein **Cal. No.:** 210-24-Z

**APPEARANCE FOR:** Thomas Moore **MINUTES OF MEETING:**  
May 17, 2024

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 1456 W. Cuyler Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the rear yard setback from the required 35' to 20.40' to replace the garage roof deck stairs serving an existing two-story, single-family residence.

**ACTION OF BOARD - VARIATION GRANTED**

**ZBA**

**THE VOTE**

**JUN 24 2024**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ  
ANGELA BROOKS  
ZURICH ESPOSITO

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

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

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the rear yard setback to 20.40' to replace the garage roof deck stairs serving an existing two-story, single-family residence; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

RESOLVED, that the aforesaid variation request be and it hereby is approved and the Zoning Administrator is authorized to permit said 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 6/24/24.

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

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

**APPLICANT:** MHK Fortune, LLC Cal. No.211-24-S

**APPEARANCE FOR:** James Stola

**MINUTES OF MEETING:**  
May 17, 2024

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 2638 N. Halsted Street

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

**ACTION OF BOARD – APPLICATION APPROVED**

**THE VOTE**

**ZBA**

**JUN 24 2024**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ

ANGELA BROOKS

ZURICH ESPOSITO

AFFIRMATIVE	NEGATIVE	ABSENT
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 May 17, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on May 2, 2024; and

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

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s) provided: 1) the special use is issued solely to the applicant, MHK Fortune, LLC., 2) the establishment maintains clear non-reflective windows on the street-facing building facade, which shall not painted over, darkened or obstructed in any way, so that the reception and waiting area is visible from the street, and 3) the shower is used only by clients who receive massage services and not as a standalone shower service.

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 6/24/24.

**APPROVED AS TO SUBSTANCE**

**CHAIRMAN**

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

**APPLICANT:** Adolfo Orozco

**Cal. No.:** 212-24-Z

**APPEARANCE FOR:** John Pikarski

**MINUTES OF MEETING:**  
May 17, 2024

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 2445 W. 24<sup>th</sup> Street

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

**ACTION OF BOARD – Continued to June 21, 2024 at 2:00pm**

**ZBA**

**JUN 24 2024**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ

ANGELA BROOKS

ZURICH ESPOSITO

**THE VOTE**

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

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



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

**APPLICANT:** Brian and Andrea Clifford

**Cal. No.:** 213-24-Z

**APPEARANCE FOR:** Nicholas Ftikas

**MINUTES OF MEETING:**

**APPEARANCE AGAINST:** None

May 17, 2024

**PREMISES AFFECTED:** 1808 W. Melrose Street

**NATURE OF REQUEST:** Application for a variation to reduce the rear yard setback from the required 29.74' to 2', west side setback from 2.08' to zero (east to be 4.2'), combined side yard setback from 5.2' to 4.2' for a proposed two-car detached garage accessed by a public alley with an accessory building rooftop deck with 9'high pergola and an 11.42' high rooftop access stair on east elevation serving an existing single family residence.

**ACTION OF BOARD - VARIATION GRANTED**

**ZBA**

**THE VOTE**

**JUN 24 2024**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ

ANGELA BROOKS

ZURICH ESPOSITO

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

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

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the rear yard setback to 2', west side setback to zero ( east to be 4.2'), combined side yard setback to 4.2' for a proposed two-car detached garage accessed by a public alley with an accessory building rooftop deck with 9'high pergola and an 11.42' high rooftop access stair on east elevation serving an existing single family residence; an additional variation was granted to the subject property in Cal. No. 214-24-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

RESOLVED, that the aforesaid variation request be and it hereby is approved and the Zoning Administrator is authorized to permit said 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 6/24/24.

**APPROVED AS TO SUBSTANCE**

**CHAIRMAN**

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

**APPLICANT:** Brian and Andrea Clifford

**Cal. No.:** 214-24-Z

**APPEARANCE FOR:** Nicholas Ftikas

**MINUTES OF MEETING:**

**APPEARANCE AGAINST:** None

May 17, 2024

**PREMISES AFFECTED:** 1808 W. Melrose Street

**NATURE OF REQUEST:** Application for a variation to reduce the rear yard setback from the required 29.74' to 2', west side setback from 2.08' to zero (east to be 4.2'), combined side yard setback from 5.2' to 4.2' for a proposed two-car detached garage accessed by a public alley with an accessory building rooftop deck with 9'high pergola and an 11.42' high rooftop access stair on east elevation serving an existing single family residence.

**ACTION OF BOARD - VARIATION GRANTED**

**ZBA**

**THE VOTE**

**JUN 24 2024**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ

ANGELA BROOKS

ZURICH ESPOSITO

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

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

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the rear yard setback to 2', west side setback to zero (east to be 4.2'), combined side yard setback to 4.2' for a proposed two-car detached garage accessed by a public alley with an accessory building rooftop deck with 9'high pergola and an 11.42' high rooftop access stair on east elevation serving an existing single family residence; an additional variation was granted to the subject property in Cal. No. 213-24-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

RESOLVED, that the aforesaid variation request be and it hereby is approved and the Zoning Administrator is authorized to permit said 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 6/24/24.

**APPROVED AS TO SUBSTANCE**

**CHAIRMAN**



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

**APPLICANT:** Josh Lubin Incorporated

Cal. No.215-24-S

**APPEARANCE FOR:** Nicholas Ftikas

**MINUTES OF MEETING:**  
May 17, 2024

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 953 W. Wolfram Street

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

**ACTION OF BOARD – APPLICATION APPROVED**

**ZBA**

**THE VOTE**

**JUN 24 2024**

BRIAN SANCHEZ

ANGELA BROOKS

ZURICH ESPOSITO

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

AFFIRMATIVE	NEGATIVE	ABSENT
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 May 17, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on May 2, 2024; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted 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 6/24/24.

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



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

**APPLICANT:** Xinli Yu

**Cal. No.:** 216-24-Z

**APPEARANCE FOR:** Thomas Pikarski

**MINUTES OF MEETING:**  
May 17, 2024

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 4362 S. Emerald Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the minimum lot area per unit from 5,000 to 4,687.5 for a proposed two-story, two dwelling unit building.

## ACTION OF BOARD - VARIATION GRANTED

**ZBA**

## THE VOTE

**JUN 24 2024**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ

ANGELA BROOKS

ZURICH ESPOSITO

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

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

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the minimum lot area per unit to 4,687.5 for a proposed two-story, two 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 aforesaid variation 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 6/24/24, 2024.

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



**ZBA**

SEP 5 2024

**ZONING BOARD OF APPEALS  
CITY OF CHICAGO**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

**Eric Eichler & Andrea Oulehlova**  
APPLICANT(S)

**217-24-Z & 218-24-Z**  
CALENDAR NUMBER(S)

**3128 North Oakley**  
SUBJECT PROPERTY

**May 17, 2024**  
HEARING DATE

ACTION OF BOARD	THE VOTE	THE VOTE		
		AFFIRMATIVE	NEGATIVE	ABSENT
The variation applications were DENIED.	Brian Sanchez, Chairman	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Angela Brooks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Zurich Esposito	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	[vacant position]	<input 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 West Lakeview neighborhood. It is zoned RS-3 and is improved with a single-family residence. The Applicant proposed to construct a rear two-story addition comprising of a garage with two enclosed parking spaces, second story primary bedroom, bathroom, and walk-in closet, and rooftop deck. To pursue this project, the Applicant sought the following variations from the Chicago Zoning Ordinance: reduce the rear setback from the required 22.27' to 12.5', south side setback from 4.07' to 2.04' (north side shall be 3'), combined side yard setback from 10.17' to 5.04 and reduce the rear yard open space from the required 225 square feet to zero

**II. PUBLIC HEARING**

In accordance with the Rules of Procedure of the Zoning Board of Appeals, the Applicant had submitted their 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, May 17, 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.

### 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:

1. The ZBA does not find that strict compliance with the standards of the Chicago Zoning Ordinance would create practical difficulties or particular hardships for the subject property.



2. The Applicants purchased the property over three years ago with the intention of renovating the home that existed on the property at that time. At some point following the purchase, the Applicants made the decision to demolish the existing house and build a new structure.
3. As the construction of the new two-story single-family home progressed, the Applicants worked with their architect to design an addition to the main structure that would provide two garage parking spaces on the first floor, a third bedroom, bathroom, and walk-in closet on the second floor, and a terrace.
4. It is not clear why the Applicants decided to proceed with a re-design after the principal part of the building was already constructed, but as a result of this new proposed addition, the Applicants were required to seek variations before the ZBA.
5. The Applicants' neighbors on the north lot line ("Neighbors") objected to the design of the addition and sought dialogue with the Applicants to consider a viable design alternative on the south side of the property. The Neighbors objected to the addition on the north side of the property due to concerns about the imposing design next to their property and its potential to block sunlight from their windows.
6. The ZBA is not persuaded by the Neighbors' argument regarding their concern about sunlight. The City of Chicago is a dense urban environment. It has long been settled that generally, nobody is entitled to a view, whether it be a view of the lake, a park, or in this case, a direct view of the sun, let alone from their basement. While the Chicago Zoning Ordinance does require the ZBA to take into consideration the impairment of light, it is interpreted to mean natural light generally, not direct sun light. The fact that parts of a property might be shaded from direct sunlight by an adjacent property does not mean that light to that property is impaired. In this case, the Neighbor's own exhibits demonstrated that their house would receive an adequate amount of sunlight, and parts of it still would receive direct sunlight.
7. Disregarding the Neighbors' objection, it is clear to the ZBA that the Applicants are trying to build too much on this property. The subject property is not a standard 25' x 125' city lot with an area of 3125 ft<sup>2</sup>. It is triangular in shape. In fact, it is nearly an isosceles right triangle, with the hypotenuse along the alley measuring 112.52', the east side along N. Oakley Avenue measuring 79.40' and the north side of the property measuring 79.53'. This makes the area of the subject property 3,157.30 ft<sup>2</sup>, slightly larger than a standard city lot. That isn't to say that the whole area is all buildable area by-right as most city lots have setback requirements. But it does illustrate that while the property is not a standard shape, its area – the size of the subject property – is comparable to an average city lot.

8. When the Applicants purchased the property, they knew about the limitations due to the lot's shape and size. Yes, triangular lots are more difficult to build on than rectangular lots. However, it is not impossible to build upon such a lot as demonstrated by the previously existing house on this lot that the Applicants demolished.
9. The Applicants made the choice to tear down the existing house and build something new. After the walls and roof of the principal building were constructed, they now tell the ZBA that the structure is pre-existing, and seek to change the design of their house by adding an addition. By changing the design after the principal building was already substantially constructed, the Applicants now claim a hardship due to the existing structure and the shape of the lot. Had the Applicants done a comprehensive design from the beginning, they might not have had this hardship that they are now complaining about.
10. As part of its analysis, the ZBA also takes into consideration the uniqueness of the circumstances and whether or not the circumstances are generally applicable to other similarly situated properties. Here, the Applicants' property is not the only irregularly-shaped property on the block. The two neighboring properties to the north are trapezoidal in shape due to their abutment with the diagonal alley, and the three properties south of the subject property are also irregular in shape, having five or six sides. All aforementioned properties were able to be built upon.
11. Here, while the principle structure and the proposed addition were beautifully designed, it is clear that the Applicants are trying to overbuild on this property. Take the proposed two-car garage for example. While it can be debated, as it was at the hearing, whether a two-car garage was necessary versus a one car garage, the planned addition exceeds the size of the two-car garage by five feet on the northwest side. The Applicants have every right to construct a new home on the lot that they purchased, but it still needs to be reasonable in size based on the shape of the lot, the topographical condition of the subject property, and the character of the neighborhood. In this case, the ZBA does not find the size and scope of the proposed addition to be reasonable.
12. In summary, based on the Applicants' proposal, and on all the evidence and testimony in the record, the ZBA does not find that strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property

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

1. For all the above reasons, the ZBA finds that the Applicant has not proved their 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 DENIES the Applicant's applications 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 9/5, 2024.

  
Janine Klich-Jensen



**HEARING PARTICIPANT EXHIBIT**

Applicant is represented by an attorney: ☐ No ☒ Yes, Nick Ftikas

[illegible]

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

**APPLICANT:** KJB Properties, LLC

**Cal. No.:** 219-24-Z

**APPEARANCE FOR:** Same as Applicant

**MINUTES OF MEETING:**  
May 17, 2024

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 2417 W. McLean Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the rear setback from the required 30' to 2.9' for an as built bridge connection from the landing of the existing rear open stair to an as built roof top deck on an existing three-car detached garage with an as built roof covering with screen fences at sides over the garage roof top deck all accessory to an existing three-story, three dwelling unit building.

**ACTION OF BOARD - VARIATION GRANTED**

**ZBA**

**THE VOTE**

**JUN 24 2024**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ

ANGELA BROOKS

ZURICH ESPOSITO

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

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

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the rear setback to 2.9' for an as built bridge connection from the landing of the existing rear open stair to an as built roof top deck on an existing three-car detached garage with an as built roof covering with screen fences at sides over the garage roof top deck all accessory to an existing three-story, three dwelling unit building; an additional variation was granted to the subject property in Cal. No. 220-24-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

RESOLVED, that the aforesaid variation request be and it hereby is approved and the Zoning Administrator is authorized to permit said 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 6/24/24 2024.

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

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

**APPLICANT:** KJB Properties, LLC

**Cal. No.:** 220-24-Z

**APPEARANCE FOR:** Same as Applicant

**MINUTES OF MEETING:**  
May 17, 2024

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 2417 W. McLean Avenue

**NATURE OF REQUEST:** Application for a variation to increase the building height from the maximum 45' to 48.75' for an as built operable louvered roof structure and solid roof structure over an existing roof top deck on an existing three-story, three dwelling unit building.

**ACTION OF BOARD - VARIATION GRANTED**

**ZBA**

**JUN 24 2024**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ

ANGELA BROOKS

ZURICH ESPOSITO

**THE VOTE**

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

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

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to increase the building height to 48.75' for an as built operable louvered roof structure and solid roof structure over an existing roof top deck on an existing three-story, three dwelling unit building; an additional variation was granted to the subject property in Cal. No. 219-24-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

RESOLVED, that the aforesaid variation request be and it hereby is approved and the Zoning Administrator is authorized to permit said 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 6/24/24, 2024.

**APPROVED AS TO SUBSTANCE**

**CHAIRMAN**



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

**APPLICANT:** Kenneth Donner **Cal. No.:** 325-23-Z

**APPEARANCE FOR:** Same as Applicant **MINUTES OF MEETING:** May 17, 2024

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 7645 S. St. Lawrence Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the north side setback to 2.62', combined side yard setback from 18' to 8.87' for a proposed swimming pool in the rear of an existing single-family residence.

## ACTION OF BOARD - VARIATION GRANTED AS AMENDED ON RECORD

# ZBA

## THE VOTE

JUN 24 2024

CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

BRIAN SANCHEZ  
ANGELA BROOKS  
ZURICH ESPOSITO

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

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

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the north side setback to 2.62', combined side yard setback to 8.87' for a proposed swimming pool in the rear of an existing single-family residence; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

RESOLVED, that the aforesaid variation request be and it hereby is approved and the Zoning Administrator is authorized to permit said 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 6/24/24, 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:**

**APPEARANCE AGAINST:** None

May 17, 2024

**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 July 19, 2024 at 2:00pm**

**THE VOTE**

**ZBA**

**JUN 24 2024**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ

ANGELA BROOKS

ZURICH ESPOSITO

AFFIRMATIVE	NEGATIVE	ABSENT
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:**

**APPEARANCE AGAINST:** None

May 17, 2024

**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 July 19, 2024 at 2:00pm**

**THE VOTE**

**ZBA**

**JUN 24 2024**

CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

BRIAN SANCHEZ

ANGELA BROOKS

ZURICH ESPOSITO

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

**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:**  
May 17, 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 September 20, 2024 at 2:00pm**

**THE VOTE**

**ZBA**

**JUN 24 2024**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ  
ANGELA BROOKS  
ZURICH ESPOSITO

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

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