

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

**APPLICANT:** Gregory Lemond **Cal. No.:** 402-23-A  
**APPEARANCE FOR:** Same as Applicant **MINUTES OF MEETING:**  
**APPEARANCE AGAINST:** None December 15, 2023  
**PREMISES AFFECTED:** 1848-50 W. Cuyler Avenue

**NATURE OF REQUEST:** Application for an objector's appeal for the granting of an administrative adjustment to the property located at 1848-50 W. Cuyler Avenue.

**ACTION OF BOARD – Continued to January 19, 2024 at 9:00am.**

**THE VOTE**

**ZBA**

**JAN 22 2024**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ  
ZURICH ESPOSITO  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

**APPROVED AS TO SUBSTANCE**

  
**CHAIRMAN**

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

**APPLICANT:** Antonio Caballero

**APPEARANCE FOR:** Same as Applicant

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 2917 S. Loomis Street

**Cal. No.:** 436-23-Z

**MINUTES OF MEETING:**  
December 15, 2023

**NATURE OF REQUEST:**

Application for a variation to reduce the front setback from the required 29.9' to 3' and to reduce the front property line setback to prevent obstruction of the sidewalk by parked cars from 20' to 3' for a proposed accessory garage with proposed driveway from Elias Court on an existing through lot.

**ACTION OF BOARD - VARIATION GRANTED**

**ZBA**

**JAN 22 2024**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ  
ZURICH ESPOSITO  
SAM TOIA

**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 December 15, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on November 30, 2023; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the front setback to 3' and to reduce the front property line setback to prevent obstruction of the sidewalk by parked cars from 20' to 3' for a proposed accessory garage with proposed driveway from Elias Court on an existing through lot; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

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

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 1/22, 2024.

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

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

**APPLICANT:** Laura Aldama dba Divine Beauty Salon, LLC Cal. No.437-23-S

**APPEARANCE FOR:** Same as Applicant

**MINUTES OF MEETING:**  
December 15, 2023

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 3136 N. Austin Avenue

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

**ACTION OF BOARD – APPLICATION APPROVED**

**ZBA**

**THE VOTE**

**JAN 22 2024**

BRIAN SANCHEZ

ZURICH ESPOSITO

SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 15, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on November 30, 2023; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a hair and 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 1/22, 2024.

**APPROVED AS TO SUBSTANCE**

**CHAIRMAN**

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

**APPLICANT:** He IZ King, Inc. Db a Nom Cuts Barber and Beauty Salon Cal. No.438-23-S

**APPEARANCE FOR:** Same as Applicant

**MINUTES OF MEETING:**  
February 16, 2024

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 242 E. 35<sup>th</sup> Street

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

**ACTION OF BOARD – APPLICATION APPROVED**

**THE VOTE**

**ZBA**

**MAR 18 2024**

CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

BRIAN SANCHEZ  
ZURICH ESPOSITO  
VAISHALI RAO  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 16, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on November 30, 2023; and

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

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

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 3/18, 2024

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

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

**APPLICANT:** Murphy's Lounge 2017 dba Blaq's Cal. No.439-23-S

**APPEARANCE FOR:** Harlen Powell **MINUTES OF MEETING:**  
February 16, 2024

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 7628 S. Cottage Grove Avenue

**NATURE OF REQUEST:** Application for a special use to establish an outdoor patio to serve an existing tavern.

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

**THE VOTE**

**ZBA**

**MAR 18 2024**

CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

BRIAN SANCHEZ  
ZURICH ESPOSITO  
VAISHALI RAO  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

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

**APPLICANT:** Heavy Rain, LLC Cal. No.440-23-S  
**APPEARANCE FOR:** Same as Applicant **MINUTES OF MEETING:**  
December 15, 2023  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 1459 W. 18<sup>th</sup> Street

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

**ACTION OF BOARD – APPLICATION APPROVED**

**ZBA**

**THE VOTE**

JAN 22 2024

BRIAN SANCHEZ  
ZURICH ESPOSITO  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 15, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on November 30, 2023; and

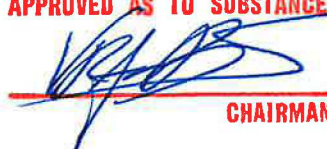
WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a body art / tattoo salon; expert testimony 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 1/22, 2024



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

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

**APPLICANT:** Maricela Guzman Cal. No.441-23-S  
**APPEARANCE FOR:** Same as Applicant **MINUTES OF MEETING:**  
**APPEARANCE AGAINST:** None February 16, 2024  
**PREMISES AFFECTED:** 2008 W. 18<sup>th</sup> Street

**NATURE OF REQUEST:** Application for a special use to establish residential use below the second floor to convert the existing unfinished first story into habitable space for the existing two-story, single-family residence.

**ACTION OF BOARD – APPLICATION APPROVED**

**THE VOTE**

**ZBA**

**MAR 18 2024**

CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

BRIAN SANCHEZ  
ZURICH ESPOSITO  
VAISHALI RAO  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

**THE RESOLUTION:**

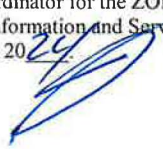
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 16, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on November 30, 2023; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish residential use below the second floor to convert the existing unfinished first story into habitable space for the existing two-story, single-family residence; 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 December 12, 2022, prepared by 606 Design + Construction.

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 3/18, 2024



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

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

**APPLICANT:** Alma Pinal **Cal. No.:** 442-23-Z  
**APPEARANCE FOR:** Same as Applicant **MINUTES OF MEETING:**  
December 15, 2023  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 7243 S. May Street

**NATURE OF REQUEST:** Application for a variation to reduce the front setback from the required 16.95' to 9.68' for a proposed rear one-story addition and an as-built front porch to the existing two-story, single-family residence.

**ACTION OF BOARD - VARIATION GRANTED**

**ZBA**

**THE VOTE**

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

BRIAN SANCHEZ  
ZURICH ESPOSITO  
SAM TOIA

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 December 15, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on November 30, 2023; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the front setback to 9.68' for a proposed rear one-story addition and an as-built front porch 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 Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that the foresaid variation request be and it hereby is granted subject to the following condition(s):

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 1/22, 2024.



**APPROVED AS TO SUBSTANCE**

  
**CHAIRMAN**



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

**APPLICANT:** De Colores Beauty Bar, LLC Cal. No.443-23-S

**APPEARANCE FOR:** Same as Applicant **MINUTES OF MEETING:**

December 15, 2023

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 5674 S. Archer Avenue, 1<sup>st</sup> Floor

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

**ACTION OF BOARD – APPLICATION APPROVED**

**ZBA**

**THE VOTE**

**JAN 22 2024**

BRIAN SANCHEZ

ZURICH ESPOSITO

SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 15, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on November 30, 2023; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to a hair and 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 1/22, 2024.

**APPROVED AS TO SUBSTANCE**

**CHAIRMAN**

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

**APPLICANT:** Emetic Ritual, LLC

Cal. No.444-23-S

**APPEARANCE FOR:** Same as Applicant

**MINUTES OF MEETING:**  
December 15, 2023

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 2920 W. Irving Park Road

**NATURE OF REQUEST:** Application for a special use to establish a tattoo studio.

**ACTION OF BOARD – APPLICATION APPROVED**

**ZBA**

**THE VOTE**

**JAN 22 2024**

BRIAN SANCHEZ  
ZURICH ESPOSITO  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 15, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on November 30, 2023; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to a tattoo studio; 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 1/22, 2024

**APPROVED AS TO SUBSTANCE**

  
**CHAIRMAN**

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

**APPLICANT:** The Nail Collaborative, LLC Cal. No.445-23-S  
**APPEARANCE FOR:** Ximena Castro **MINUTES OF MEETING:**  
December 15, 2023  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 609 W. Belmont Avenue

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

**ACTION OF BOARD – APPLICATION APPROVED**

**ZBA**

**THE VOTE**

JAN 22 2024

CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

BRIAN SANCHEZ  
ZURICH ESPOSITO  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

**THE RESOLUTION:**

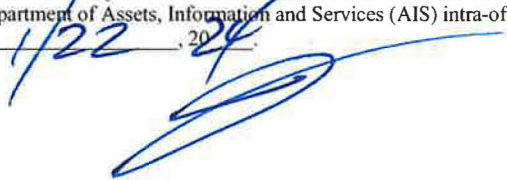
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 15, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on November 30, 2023; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a 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 1/22/24, 2024.



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

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

**APPLICANT:** Furry Paws Chicago, Inc.

Cal. No.446-23-S

**APPEARANCE FOR:** Ximena Castro

**MINUTES OF MEETING:**  
February 16, 2024

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 4225-29 W. Madison Street

**NATURE OF REQUEST:** Application for a special use to establish a proposed three-story, eight-unit mixed use building with first floor boarding kennel and grooming and five parking spaces located at the rear.

**ACTION OF BOARD – APPLICATION WITHDRAWN**

**THE VOTE**

**ZBA**

**MAR 18 2024**

CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

BRIAN SANCHEZ  
ZURICH ESPOSITO  
VAISHALI RAO  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

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

**APPLICANT:** Buckley Electric, Inc.

Cal. No.447-23-S

**APPEARANCE FOR:** Rolando Acosta

**MINUTES OF MEETING:**  
December 15, 2023

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 1828 S. Racine Avenue

**NATURE OF REQUEST:** Application for a special use to establish residential use below the second floor for a proposed two-story, three-dwelling unit building.

**ACTION OF BOARD – APPLICATION APPROVED**

**ZBA**

**THE VOTE**

JAN 22 2024

CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

BRIAN SANCHEZ  
ZURICH ESPOSITO  
SAM TOIA

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 December 15, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on November 30, 2023; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish residential use below the second floor for a proposed two-story, three-dwelling unit 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 December 13, 2023, prepared by 360 Design Studio, and the southern-most vehicular parking space includes a deed restriction or similar condition on use, to ensure reasonable rights of access through and ingress to and egress from this parking space for the purpose of moving trash cans from primary on-site trash area to/from the alley on designated trash and recycling pick up days.

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 1/22/24, 2024.

**APPROVED AS TO SUBSTANCE**

  
**CHAIRMAN**

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

**APPLICANT:** Sally Mei

**Cal. No.:** 448-23-Z

**APPEARANCE FOR:** Frederick Agustin

**MINUTES OF MEETING:**  
December 15, 2023

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 225 W. Alexander Street

**NATURE OF REQUEST:** Application for a variation to reduce the rear setback from the required 30' to 3.17', west side setback from 2' to zero for a proposed three-story, three dwelling unit building.

**ACTION OF BOARD - VARIATION GRANTED**

**ZBA**

**THE VOTE**

**JAN 22 2024**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ  
ZURICH ESPOSITO  
SAM TOIA

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 December 15, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on November 30, 2023; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the rear setback to 3.17', west side setback to zero for a proposed three-story, three dwelling unit building; an additional variation was granted to the subject property in Cal. No. 449-23-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

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

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 1/22, 2024.

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

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

**APPLICANT:** Sally Mei

**Cal. No.:** 449-23-Z

**APPEARANCE FOR:** Frederick Agustin

**MINUTES OF MEETING:**  
December 15, 2023

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 225 W. Alexander Street

**NATURE OF REQUEST:** Application for a variation to reduce the number of required off-street parking spaces for a transit served location from three to zero for a proposed three-story, three dwelling unit building which is located within 2,640' of a CTA rail station.

**ACTION OF BOARD - VARIATION GRANTED**

**ZBA**

**THE VOTE**

**JAN 22 2024**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ  
ZURICH ESPOSITO  
SAM TOIA

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 December 15, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on November 30, 2023; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the number of required off-street parking spaces for a transit served location to zero for a proposed three-story, three dwelling unit building which is located within 2,640' of a CTA rail station; an additional variation was granted to the subject property in Cal. No. 448-23-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

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

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 1/22, 2024.

**APPROVED AS TO SUBSTANCE**

  
**CHAIRMAN**

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

**APPLICANT:** Consignment Lounge, LLC Cal. No.450-23-S  
**APPEARANCE FOR:** Frederick Agustin **MINUTES OF MEETING:**  
February 16, 2024  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 3520 W. Diversey Avenue

**NATURE OF REQUEST:** Application for a special use to allow the expansion of an existing special use with a proposed roof cover outdoor patio to serve an existing tavern use on the ground floor of an existing two-story building.

**ACTION OF BOARD – APPLICATION APPROVED**

**ZBA**

**THE VOTE**

**MAR 18 2024**  
  
CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

BRIAN SANCHEZ  
ZURICH ESPOSITO  
VAISHALI RAO  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

**THE RESOLUTION:**

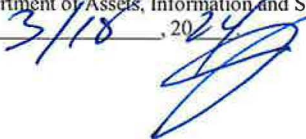
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 16, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on November 30, 2023; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to allow the expansion of an existing special use with a proposed roof cover outdoor patio to serve an existing tavern use on the ground floor of an existing two-story 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, Consignment Lounge, LLC, and the development is consistent with the design and layout of the plans and drawings dated December 15, 2023, prepared by Silvestro Design Operations.

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 3/18, 2024



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



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

**APPLICANT:** X & Z Foster, LLC

Cal. No.451-23-S

**APPEARANCE FOR:** Frederick Agustin

**MINUTES OF MEETING:**

December 15, 2023

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 2308 W. Foster Avenue

**NATURE OF REQUEST:** Application for a special use to establish residential use below the second floor to convert a ground floor commercial unit to a dwelling unit in an existing three dwelling unit building to a four dwelling unit building.

**ACTION OF BOARD – APPLICATION APPROVED**

**ZBA**

**THE VOTE**

JAN 22 2024

BRIAN SANCHEZ

ZURICH ESPOSITO

SAM TOIA

CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

**THE RESOLUTION:**

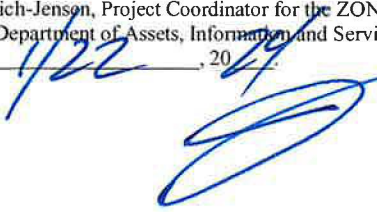
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 15, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on November 30, 2023; and


WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish residential use below the second floor to convert a ground floor commercial unit to a dwelling unit in an existing three dwelling unit building to a four dwelling unit building; a variation was also granted to the subject property in Cal. No. 452-23-Z; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony has offered that the use complies with all the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s) provided: the development is consistent with the design and layout of the Basement & First Floor Demolition Plan, Second Floor Demolition Plan, Basement & First Floor Plans A1.0 and A1.1, North & South Elevations, East and West Elevations, and Building Section, dated April 6, 2023, and Site Plan, dated December 12, 2023, all prepared by Axios Architects and Consultants.

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

I, Janine Klich-Jenson, 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 1/22, 2024.



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

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

**APPLICANT:** X & Z Foster, LLC

**Cal. No.:** 452-23-Z

**APPEARANCE FOR:** Frederick Agustin

**MINUTES OF MEETING:**  
December 15, 2023

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 2308 W. Foster Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the minimum lot area from the required 4,000 square feet to 3,746 square feet to convert an existing three dwelling unit building to a four dwelling unit building.

**ACTION OF BOARD - VARIATION GRANTED**

**ZBA**

**THE VOTE**

**JAN 22 2024**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ  
ZURICH ESPOSITO  
SAM TOIA

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 December 15, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on November 30, 2023; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the minimum lot area to 3,746 square feet to convert an existing three dwelling unit building to a four dwelling unit building; a special use was also approved for the subject property in Cal. No. 451-23-S; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that the foresaid variation request be and it hereby is granted subject to the following condition(s): the development is consistent with the design and layout of the Basement & First Floor Demolition Plan, Second Floor Demolition Plan, Basement & First Floor Plans A1.0 and A1.1, North & South Elevations, East and West Elevations, and Building Section, dated April 6, 2023, and Site Plan, dated December 12, 2023, all prepared by Axios Architects and Consultants.

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 1/22, 2024.

**APPROVED AS TO SUBSTANCE**

**CHAIRMAN**

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

**APPLICANT:** McDonald's Corporation Cal. No.453-23-S

**APPEARANCE FOR:** Lenny Asaro **MINUTES OF MEETING:** February 16, 2024

**APPEARANCE AGAINST:** None

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

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

**ACTION OF BOARD – Continued to March 15, 2024 at 2:00pm**

**ZBA**

**MAR 18 2024**

CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

BRIAN SANCHEZ  
ZURICH ESPOSITO  
VAISHALI RAO  
SAM TOIA

**THE VOTE**

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

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

**APPLICANT:** McDonald's Corporation Cal. No.454-23-S

**APPEARANCE FOR:** Lenny Asaro **MINUTES OF MEETING:** February 16, 2024

**APPEARANCE AGAINST:** None

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

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

**ACTION OF BOARD – Continued to March 15, 2024 at 2:00pm**

**ZBA**

**THE VOTE**

**MAR 18 2024**

CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

BRIAN SANCHEZ  
ZURICH ESPOSITO  
VAISHALI RAO  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

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

**APPLICANT:** Chicago Board of Education for the City of Chicago

**Cal. No.:** 456-23-Z

**APPEARANCE FOR:** Scott Borstein

**MINUTES OF MEETING:**  
December 15, 2023

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 2501 W. Addison Street

**NATURE OF REQUEST:** Application for a variation to reduce the rear setback from the required 50' to 9.08' for the installation of new light poles that exceed 15' in height for an existing off-street accessory parking lot that is being renovated all accessory to an existing three-story school use building.

**ACTION OF BOARD - VARIATION GRANTED**

**ZBA**

**THE VOTE**

**JAN 22 2024**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ  
ZURICH ESPOSITO  
SAM TOLA

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 December 15, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on November 30, 2023; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the rear setback to 9.08' for the installation of new light poles that exceed 15' in height for an existing off-street accessory parking lot that is being renovated all accessory to an existing three-story school 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 Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that the foresaid variation request be and it hereby is granted subject to the following condition(s):

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 1/22, 2024.

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

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

**APPLICANT:** Maria Romero

**Cal. No.:** 457-23-Z

**APPEARANCE FOR:** Sony Cortes

**MINUTES OF MEETING:**

December 15, 2023

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 4138 W. Crystal Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the west side setback from the required 2' to 0.6' (east side setback to be 3.6'), combined side yard setback from 5' to 4.2' for a proposed third story addition and a rear two-story addition to the existing three-story, single-family residence.

**ACTION OF BOARD - VARIATION GRANTED**

**ZBA**

**THE VOTE**

**JAN 22 2024**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ  
ZURICH ESPOSITO  
SAM TOIA

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 December 15, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on November 30, 2023; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the west side setback to 0.6' (east side setback to be 3.6'), combined side yard setback to 4.2' for a proposed third story addition and a rear two-story addition to the existing three-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 Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that the foresaid variation request be and it hereby is granted subject to the following condition(s):

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 1/22/24, 2024.

**APPROVED AS TO SUBSTANCE**

**CHAIRMAN**

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

**APPLICANT:** Unique Group, Inc. Cal. No.458-23-S

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

December 15, 2023

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 6336 W. North Avenue

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

**ACTION OF BOARD – APPLICATION APPROVED**

**ZBA**

**THE VOTE**

JAN 22 2024

BRIAN SANCHEZ  
ZURICH ESPOSITO  
SAM TOIA

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 December 15, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on November 30, 2023; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a drive-through facility to serve a fast-food restaurant; a variation was also granted to the subject property in Cal. No. 459-23-Z; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony has offered that the use complies with all the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s) provided: the special use is issued solely to the applicant, Unique Group, Inc., and the development is consistent with the design and layout of the Floor Plan and Notes, Exterior Elevations, Landscape Plan, and Schematic Site Plans and Enlarged Plan Details, dated December 11, 2023, and the Bus Turning Radius Plan, dated December 5, 2023, all prepared by Kolbrook Design.

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:** Unique Group, Inc.

**Cal. No.:** 459-23-Z

**APPEARANCE FOR:** Nicholas Ftikas

**MINUTES OF MEETING:**

December 15, 2023

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 6336 W. North Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the perimeter landscape setback from the required 7' to 4'-7" along the Narragansett adjacent drive through lane only. Applicant will provide 1,190 square feet in excess of interior landscape.

**ACTION OF BOARD - VARIATION GRANTED**

**ZBA**

**THE VOTE**

**JAN 22 2024**

BRIAN SANCHEZ  
ZURICH ESPOSITO  
SAM TOIA

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 December 15, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on November 30, 2023; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the perimeter landscape setback to 4'-7" along the Narragansett adjacent drive through lane only. Applicant will provide 1,190 square feet in excess of interior landscape; a special use was also approved for the subject property in Cal. No. 459-23-S; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that the foresaid variation request be and it hereby is granted subject to the following condition(s): the special use is issued solely to the applicant, Unique Group, Inc., and the development is consistent with the design and layout of the Floor Plan and Notes, Exterior Elevations, Landscape Plan, and Schematic Site Plans and Enlarged Plan Details, dated December 11, 2023, and the Bus Turning Radius Plan, dated December 5, 2023, all prepared by Kolbrook Design.

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 1/22

2024

**APPROVED AS TO SUBSTANCE**

  
**CHAIRMAN**



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

**APPLICANT:** Shaan Howard, LLC

Cal. No.460-23-S

**APPEARANCE FOR:** Nicholas Ftikas

**MINUTES OF MEETING:**  
February 16, 2024

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 2321 W. Howard Street

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

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

**THE VOTE**

**ZBA**

**MAR 18 2024**

CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

BRIAN SANCHEZ  
ZURICH ESPOSITO  
VAISHALI RAO  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

**APPROVED AS TO SUBSTANCE**

  
**CHAIRMAN**

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

**APPLICANT:** Shaan Howard, LLC Cal. No.461-23-Z  
**APPEARANCE FOR:** Nicholas Ftikas **MINUTES OF MEETING:**  
**APPEARANCE AGAINST:** None February 16, 2024  
**PREMISES AFFECTED:** 2321 W. Howard Street

**NATURE OF REQUEST:** Application for a variation to reduce the perimeter landscape setback from the required 7' to zero along Claremont Avenue for a proposed fast-food restaurant.

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

**ZBA**

**THE VOTE**

**MAR 18 2024**  
CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

BRIAN SANCHEZ  
ZURICH ESPOSITO  
VAISHALI RAO  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

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

**APPLICANT:** Moten Empire, Inc. Cal. No.462-23-S  
**APPEARANCE FOR:** Paul Kolpak **MINUTES OF MEETING:**  
December 15, 2023  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 6420 N. California Avenue

**NATURE OF REQUEST:** Application for a special use to establish residential use below the second floor for the conversion of the existing first-story office use area into six dwelling units at the existing two-story office and retail building.

**ACTION OF BOARD – APPLICATION APPROVED**

**ZBA**

**THE VOTE**

JAN 22 2024  
 CITY OF CHICAGO  
 ZONING BOARD  
 OF APPEALS

BRIAN SANCHEZ  
 ZURICH ESPOSITO  
 SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

**THE RESOLUTION:**

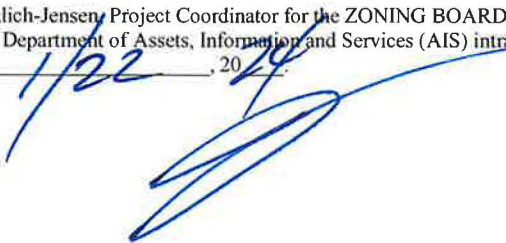
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 15, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on November 30, 2023; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish residential use below the second floor for the conversion of the existing first-story office use area into six dwelling units at the existing two-story office and retail 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 Site Plan, dated December 15, 2023; Plans (A 1.0): 1<sup>st</sup> Floor Plan and Basement Plan, and Elevations (A 2.0), dated December 6, 2023, and Plans (D1.0): 1<sup>st</sup> Floor Existing & Demo Plan and Basement Existing & Demo Plan, and Section, dated March 30, 2023, prepared by Sohn Architects, LTD.

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 1/22/24, 2024.



**APPROVED AS TO CONTENT**  
  
**CHAIRMAN**

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

**APPLICANT:** Carolina Anteliz dba May's Beauty Salon & Flowers

Cal. No.463-23-S

**APPEARANCE FOR:** Paul Kolpak

**MINUTES OF MEETING:**  
December 15, 2023

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 4232 W. North Avenue

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

**ACTION OF BOARD – APPLICATION APPROVED**



**THE VOTE**

**JAN 22 2024**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ  
ZURICH ESPOSITO  
SAM TOIA

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 December 15, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on November 30, 2023; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a 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 1/22/24, 2024.

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

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

**APPLICANT:** Kareem’s Marshall Square, LLC

**Cal. No.:** 464-23-Z

**APPEARANCE FOR:** Tyler Manic

**MINUTES OF MEETING:**  
December 15, 2023

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 2821 W. 25<sup>th</sup> Street

**NATURE OF REQUEST:** Application for a variation to reduce the front setback from the required 14.4' to 0.41' for a proposed three-story stair and deck on the front of an existing three-story, six dwelling unit building.

**ACTION OF BOARD - VARIATION GRANTED**

**ZBA**

**THE VOTE**

JAN 22 2024

CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

BRIAN SANCHEZ  
ZURICH ESPOSITO  
SAM TOIA

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 December 15, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on November 30, 2023; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the front setback to 0.41' for a proposed three-story stair and deck on the front of an existing three-story, six dwelling unit building; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

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

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on \_\_\_\_\_, 20\_\_\_\_.

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

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

**APPLICANT:** Denis Nam & Anna Jeong

**Cal. No.:** 465-23-Z

**APPEARANCE FOR:** Thomas Moore

**MINUTES OF MEETING:**  
January 19, 2024

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 2235 N. Fremont Street

**NATURE OF REQUEST:** Application for a variation to reduce the south side setback from the required 3.84' to zero (north side setback to be 0.95), combined side yard setback from 9.6' to 0.95', rear setback from 34.72' to 22' for a proposed bay window addition on the first story and additions to the existing parapet walls on both second and third portions of existing four dwelling unit building that is being deconverted to a single-family residence.

**ACTION OF BOARD - VARIATION GRANTED**

**THE VOTE**

**ZBA**

**FEB 21 2024**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ  
ANGELA BROOKS  
ZURICH ESPOSITO  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 19, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on November 30, 2023; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the south side setback to zero (north side setback to be 0.95), combined side yard setback to 0.95', rear setback to 22' for a proposed bay window addition on the first story and additions to the existing parapet walls on both second and third portions of existing four dwelling unit building that is being deconverted to a 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 Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that the foresaid variation request be and it hereby is granted subject to the following condition(s):

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 2/21, 2024.

**APPROVED AS TO SUBSTANCE**

  
**CHAIRMAN**

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

**APPLICANT:** Martin Modahl & Lauren Conway Modahl **Cal. No.:** 466-23-Z

**APPEARANCE FOR:** Thomas Moore **MINUTES OF MEETING:**  
December 15, 2023

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 1849 N. Wilmot Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the front setback from the required 29.85' to 14.93', rear garage feature setback from 2' to .60' for the as built conditions for the existing two-story single-family residence with detached two car garage.

**ACTION OF BOARD - VARIATION GRANTED**

**ZBA**

**THE VOTE**

**JAN 22 2024**

BRIAN SANCHEZ  
ZURICH ESPOSITO  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

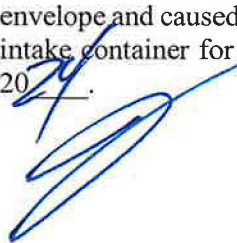
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 15, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on November 30, 2023; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the front setback to 14.93', rear garage feature setback to .60' for the as built conditions for the existing two-story single-family residence with detached two car garage; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

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

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 1/22, 2024.



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

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

**APPLICANT:** Blanca’s Hair Studio, Inc. Cal. No.467-23-S  
**APPEARANCE FOR:** Thomas Moore **MINUTES OF MEETING:**  
December 15, 2023  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 2600 W. Fullerton Avenue

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

**ACTION OF BOARD – APPLICATION APPROVED**

**ZBA**

**THE VOTE**

JAN 22 2024

CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

BRIAN SANCHEZ  
ZURICH ESPOSITO  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

**THE RESOLUTION:**

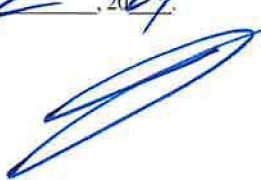
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 15, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on November 30, 2023; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a hair and 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 1/22/24, 2024.



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



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

**APPLICANT:** GLI Management and Consulting, LLC Series 7931 Eberhart

**Cal. No.:** 468-23-Z

**APPEARANCE FOR:** Alfred Quijano

**MINUTES OF MEETING:**  
February 16, 2024

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 7931 S. Eberhart Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the minimum lot area from the required 4,000 square feet to 3,728.4 square feet for the conversion of an existing three-story, three dwelling unit building to a four dwelling unit building.

**ACTION OF BOARD - VARIATION GRANTED**

**ZBA**

**THE VOTE**

**MAR 18 2024**

CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

BRIAN SANCHEZ  
ZURICH ESPOSITO  
VAISHALI RAO  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 16, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on November 30, 2023; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the minimum lot area to 3,728.4 square feet for the conversion of an existing three-story, three dwelling unit building to a four dwelling unit building; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

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

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 3/18, 2024.

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

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

**APPLICANT:** Abdulqader Saleh Cal. No.469-23-S

**APPEARANCE FOR:** John Pikarski **MINUTES OF MEETING:**

December 15, 2023

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 7100-18 S. Halsted Street / 803 W. 71<sup>st</sup> Street

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

**ACTION OF BOARD – APPLICATION APPROVED**

**ZBA**

**THE VOTE**

JAN 22 2024

BRIAN SANCHEZ  
ZURICH ESPOSITO  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 15, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on November 30, 2023; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a gas station with a convenience store; 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, Abdulqader Saleh, and the development is consistent with the design and layout of the plans and drawings dated December 15, 2023, prepared by Projekt 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 1/22, 2024.

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

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

**APPLICANT:** Khalid Siddiqui Cal. No.470-23-S

**APPEARANCE FOR:** John Pikarski **MINUTES OF MEETING:**

December 15, 2023

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 11100 S. Corliss Avenue

**NATURE OF REQUEST:** Application for a special use to establish a gas station with a convenience store and a proposed expanded car wash.

**ACTION OF BOARD – APPLICATION APPROVED**

**ZBA**

**THE VOTE**

JAN 22 2024

CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

BRIAN SANCHEZ  
ZURICH ESPOSITO  
SAM TOIA

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 December 15, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on November 30, 2023; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a gas station with a convenience store and a proposed expanded car wash; a variation was also granted for the subject property in Cal. No. 471-23-Z; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony has offered that the use complies with all the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s) provided: the special use is issued solely to the applicant, Khalid Siddiqui, and the development is consistent with the design and layout of the plans and drawings dated December 8, 2023, prepared by Proyeckt 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 1/22/24, 2024.

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

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

**APPLICANT:** Khalid Siddiqui

**Cal. No.:** 471-23-Z

**APPEARANCE FOR:** John Pikarski

**MINUTES OF MEETING:**  
December 15, 2023

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 11100 S. Corliss Avenue

**NATURE OF REQUEST:** Application for a variation to eliminate sixty-nine linear feet of perimeter landscape setbacks, trees, and shrub hedge along E. 111th Street, new ornamental fence to be installed at property line. The applicant will increase perimeter landscape setback from 7' to 20' for fifty-one feet lineal feet of setback along E. 111th Street and to increase perimeter landscape setback from 7' to 10' along Corliss Avenue.

**ACTION OF BOARD - VARIATION GRANTED**



JAN 22 2024

CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

BRIAN SANCHEZ  
ZURICH ESPOSITO  
SAM TOIA

**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 December 15, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on November 30, 2023; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to eliminate sixty-nine linear feet of perimeter landscape setbacks, trees, and shrub hedge along E. 111th Street, new ornamental fence to be installed at property line. The applicant will increase perimeter landscape setback to 20' for fifty-one feet lineal feet of setback along E. 111th Street and to increase perimeter landscape setback to 10' along Corliss Avenue; a special use was also approved for the subject property in Cal. No. 470-23-S; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that the foresaid variation request be and it hereby is granted subject to the following condition(s): the special use is issued solely to the applicant, Khalid Siddiqui, and the development is consistent with the design and layout of the plans and drawings dated December 8, 2023, prepared by Proyeckt 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 1/22/24.

20

APPROVED AS TO SUBSTANCE  
  
CHAIRMAN



**ZBA**

FEB 21 2024

**ZONING BOARD OF APPEALS  
CITY OF CHICAGO**

CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

**Flip N D's**  
APPLICANT(S)

**472-23-S**  
CALENDAR NUMBER(S)

**3215 N Harlem**  
SUBJECT PROPERTY

**December 15, 2023**  
HEARING DATE

ACTION OF BOARD	THE VOTE	AFFIRMATIVE	NEGATIVE	ABSENT
The special use application was APPROVED SUBJECT TO CONDITIONS.	Brian Sanchez, Chairman	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Sam Toia	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Zurich Esposito	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Angela Brooks	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	[vacant position]	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**FINDINGS OF THE ZONING BOARD OF APPEALS**

**I. APPLICATION BACKGROUND**

The subject property is located in the 29<sup>th</sup> Ward. It is zoned B3-1 and is improved with a one-story commercial tavern building. The Applicant submitted a special use application, proposing to establish an outdoor patio to serve an existing tavern on the subject property. Pursuant to Section 17-3-0207(AA)(3) of the Chicago Zoning Ordinance, a tavern (and the expansion of an existing tavern) is a special use in a B3-1 district. In accordance with Section 17-13-0903 of the Chicago Zoning Ordinance, the Zoning Administrator of the City's Department of Planning and Development (the "Zoning Administrator" and the "Department") recommended: approval of the tavern expansion to a proposed outdoor patio provided: (1) the special use is issued solely to the applicant, Flip N. D's, (2) the development is consistent with the design and layout of the Site Plan for Flip N D's Pub, dated December 14, 2023, prepared by Dana Al-Houti, and (3) proposed patio lighting should have cut off fixtures and should be mounted a minimum of 12" below top of fence.

**II. PUBLIC HEARING**

In accordance with the Rules of Procedure of the Zoning Board of Appeals, the Applicant had submitted its proposed Findings of Fact. The Zoning Board of Appeals ("ZBA") held a public hearing on the Applicant's special use application at its regular meeting held on Friday, December 15, 2023. 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. OVERVIEW OF CRITERIA

Pursuant to Section 17-13-0905-A of the Chicago Zoning Ordinance, no special use application may be approved unless the ZBA finds that the proposed use in its proposed location meets **all** of the following criteria: (1) it complies with all applicable standards of the Chicago Zoning Ordinance; (2) it is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of the neighborhood or community; (3) it is compatible with the character of the surrounding area in terms of site planning and building scale and project design; (4) it 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 (5) it is designed to promote pedestrian safety and comfort.

### 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 special use pursuant to Section 17-13-0905-A (1)-(5) of the Chicago Zoning Ordinance:

(1). The subject property is located in a B3-1 zoning district. Since a Tavern is a special use in this zoning district, the Applicant requires a special use. The proposed use complies with all other standards set forth in the Chicago Zoning Ordinance because it is only the requirement to request a special of use from the ZBA that prevents full compliance with all applicable standards of the Chicago Zoning Ordinance.

(2). The proposed use is in the interest of the public convenience and will not have a significant impact on the general welfare of the neighborhood or community because the proposed use provides a local entertainment venue for the neighborhood. A bar has operated at the subject property for at least thirty years and the Applicant's owner has operated on the subject property for the last six years. Unlike most special uses before the ZBA, the Applicant previously operated the special use (a seasonal patio) as permitted by the City's Seasonal Permit Program and now seeks to make the patio permanent. Applicant will install a 6-foot high wooden fence to enclose the perimeter and limit access to only the front door of the tavern, meaning ingress and egress would be through the front of the bar on Harlem Ave. Additionally, the use of "cut off" lighting fixtures below the fence line will keep the patio's light away from neighboring properties. All of this will contain the use to the subject property and limit impacts on surrounding properties.

(3). The proposed use is compatible with the character of the surrounding area in terms of site planning and building scale and project design because the patio will make use of the unimproved portion of the property located adjacent to two alleys to the rear of the existing tavern. The proposed use on the subject property will be outdoors at ground level and will be fenced in, similar to that of other surrounding properties along the alley. Further, there are no modifications to the exterior of the existing building.

(4). The proposed use 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 because the subject property is located in a very high-traffic area. The Applicant will operate the outdoor patio at the times consistent with the hours of its current license which are from 7:00am to 11:00pm Monday through Thursday; 7:00am to 12:00am Friday and Saturday; and 11:00am to 11:00pm on Sunday. Lighting will be consistent with DPD's recommendations which will ensure that there is minimal spillover to adjacent properties.

At the hearing, a neighbor appeared and objected to the proposed use due to concerns about noise. While the ZBA understands the neighbor's concerns, it also acknowledges that the subject property is in a very high traffic area with a lot of ambient noise, including at least one 24-hour business and other late-night businesses. The Applicant has operated for six years and has not received any citations for its business operations. The ZBA finds that the Applicant will operate in a manner consistent with the surrounding area.

(5). The proposed use is designed to promote pedestrian safety and comfort because pedestrians will enter the subject property from the sidewalk on Harlem Avenue. The Applicant will also install bollards along the sides of the property abutting the alleys to protect patrons from automobiles. Finally, according to the submitted survey and site drawing, the proposed special use does not require curb cuts at the sidewalk.


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

1. For all the above reasons, the ZBA finds that the Applicant has proved its case by evidence, testimony and the entire record, including the Applicant's proposed Findings of Fact, covering the specific criteria for a special use pursuant to Section 17-13-0905-A of the Chicago Zoning Ordinance.
2. The ZBA hereby APPROVES the Applicant's application for a special use, and pursuant to the authority granted by Section 17-13-0906 of the Chicago Zoning Ordinance, the Zoning Administrator is authorized to permit said special use SUBJECT TO THE FOLLOWING CONDITIONS: (1) the special use is issued solely to the applicant, Flip N. D's, (2) the development is consistent with the design and layout of the Site Plan for Flip N D's Pub, dated December 14, 2023, prepared by Dana Al-houti, and (3) proposed patio lighting should have cut off fixtures and should be mounted a minimum of 12" below top of fence.

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 2/21, 2024.

  
Janine Klich-Jensen





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

**APPLICANT:** Peter Woan & Rebecca Korach Woan

**Cal. No.:** 473-23-Z

**APPEARANCE FOR:** Warren Silver

**MINUTES OF MEETING:**  
December 15, 2023

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 831 W. Lill Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the rear setback from the required 35.13' to 1.3', west side setback from 2' to .1' (east to be 2.8'), combined side yard setback from 5' to 2.9' for the proposed addition of a new roof deck, pergola and two access stairs to the existing detached two car garage in the rear of an existing two-story, single-family residence with a widened rear deck.

**ACTION OF BOARD - VARIATION GRANTED**



JAN 22 2024

CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

BRIAN SANCHEZ  
ZURICH ESPOSITO  
SAM TOIA

**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 December 15, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on November 30, 2023; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the rear setback to 1.3', west side setback to .1' (east to be 2.8'), combined side yard setback to 2.9' for the proposed addition of a new roof deck, pergola and two access stairs to the existing detached two car garage in the rear of an existing two-story, single-family residence with a widened rear deck; an additional variation was granted to the subject property in Cal. No. 474-23-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

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

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 1/22, 2024.

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

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

**APPLICANT:** Peter Woan & Rebecca Korach Woan

**Cal. No.:** 474-23-Z

**APPEARANCE FOR:** Warren Silver

**MINUTES OF MEETING:**  
December 15, 2023

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 831 W. Lill Avenue

**NATURE OF REQUEST:** Application for a variation to relocate the required 203.87 square feet of rear yard open space onto a proposed garage roof deck for the addition of a new roof deck, pergola and two access stairs to the existing detached two car garage in the rear of the existing single-family residence with a widened rear deck.

**ACTION OF BOARD - VARIATION GRANTED**

**ZBA**

**THE VOTE**

**JAN 22 2024**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ  
ZURICH ESPOSITO  
SAM TOIA

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 December 15, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on November 30, 2023; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to relocate the required 203.87 square feet of rear yard open space onto a proposed garage roof deck for the addition of a new roof deck, pergola and two access stairs to the existing detached two car garage in the rear of the existing single-family residence with a widened rear deck; an additional variation was granted to the subject property in Cal. No. 473-23-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

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

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 1/22, 2024.

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

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

**APPLICANT:** MJKA, LLC

**Cal. No.:** 475-23-Z

**APPEARANCE FOR:** Joseph R. Ziccardi

**MINUTES OF MEETING:**

December 15, 2023

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 2100 N. Marmora Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the rear setback from the required 30' to 2.56' for a proposed one-story addition to an existing auto repair facility.

**ACTION OF BOARD - VARIATION GRANTED**

**ZBA**

**THE VOTE**

JAN 22 2024

BRIAN SANCHEZ

ZURICH ESPOSITO

CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

SAM TOIA

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 December 15, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on November 30, 2023; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the rear setback to 2.56' for a proposed one-story addition to an existing auto repair facility; an additional variation was granted to the subject property in Cal. No. 476-23-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

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

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 1/22, 2024.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

**APPLICANT:** MJKA, LLC

**Cal. No.:** 476-23-Z

**APPEARANCE FOR:** Joseph R. Ziccardi

**MINUTES OF MEETING:**  
December 15, 2023

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 2100 N. Marmora Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the number of required off-street parking spaces from two to zero for a proposed one-story addition to an existing auto repair facility. This is a transit served location which is within 2,640' from a Metra station.

**ACTION OF BOARD - VARIATION GRANTED**

**ZBA**

**THE VOTE**

JAN 22 2024

CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

BRIAN SANCHEZ  
ZURICH ESPOSITO  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

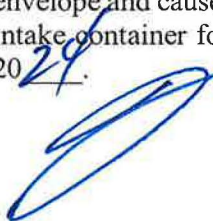
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 15, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on November 30, 2023; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the number of required off-street parking spaces to zero for a proposed one-story addition to an existing auto repair facility. This is a transit served location which is within 2,640' from a Metra station; an additional variation was granted to the subject property in Cal. No. 475-23-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

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

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 1/22, 2024.



**APPROVED AS TO SUBSTANCE**

  
**CHAIRMAN**

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

**APPLICANT:** National Museum of Mexican Art Cal. No.477-23-S  
**APPEARANCE FOR:** Lawrence Adelson **MINUTES OF MEETING:**  
 December 15, 2023  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 2358 S. Whipple Street

**NATURE OF REQUEST:** Application for a special use to establish a community center use at an existing two-story former fire station.

**ACTION OF BOARD – APPLICATION APPROVED**

**ZBA**

**THE VOTE**

JAN 22 2024

BRIAN SANCHEZ  
 ZURICH ESPOSITO  
 SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

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

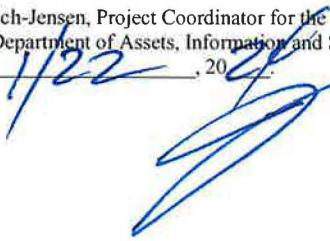
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 15, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on November 30, 2023; and


WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a community center use at an existing two-story former fire station; two variations were also granted for the subject property in Cal. Nos. 478-23-Z and 479-23-Z; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony has offered that the use complies with all the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s) provided: the special use is issued solely to the applicant, National Museum of Mexican Art, and the development is consistent with the design and layout of the plans and drawings, dated December 15, 2023, Version 2, prepared by Wallin Gomez Architects, LTD.

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 1/22/24, 2024.



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

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

**APPLICANT:** National Museum of Mexican Art **Cal. No.:** 478-23-Z

**APPEARANCE FOR:** Lawrence Adelson **MINUTES OF MEETING:**

December 15, 2023

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 2358 S. Whipple Street

**NATURE OF REQUEST:** Application for a variation to reduce the front setback from the required 15' to zero, the opposite street side north side setback from 4.73' to zero for a proposed front at grade outdoor patio accessory to the proposed community center use at an existing two-story former fire station.

**ACTION OF BOARD - VARIATION GRANTED**

**ZBA**

**THE VOTE**

**JAN 22 2024**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ  
ZURICH ESPOSITO  
SAM TOIA

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 December 15, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on November 30, 2023; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the front setback to zero, the opposite street side north side setback to zero for a proposed front at grade outdoor patio accessory to the proposed community center use at an existing two-story former fire station; a special use and an additional variation were granted to the subject property in Cal. Nos. 477-23-S and 479-23-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that the foresaid variation request be and it hereby is granted subject to the following condition(s): the special use is issued solely to the applicant, National Museum of Mexican Art, and the development is consistent with the design and layout of the plans and drawings, dated December 15, 2023, Version 2, prepared by Wallin Gomez Architects, LTD.

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 1/22, 2024.

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

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

**APPLICANT:** National Museum of Mexican Art **Cal. No.:** 479-23-Z

**APPEARANCE FOR:** Lawrence Adelson **MINUTES OF MEETING:**  
December 15, 2023

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 2358 S. Whipple Street

**NATURE OF REQUEST:** Application for a variation to reduce the off-street parking requirement from five spaces to three spaces for a proposed community center in an existing two-story former fire station building.

**ACTION OF BOARD - VARIATION GRANTED**

**ZBA**

**THE VOTE**

**JAN 22 2024**

BRIAN SANCHEZ  
ZURICH ESPOSITO  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

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 December 15, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on November 30, 2023; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the off-street parking requirement to three spaces for a proposed community center in an existing two-story former fire station building; a special use and an additional variation were granted to the subject property in Cal. Nos. 477-23-S and 478-23-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that the foresaid variation request be and it hereby is granted subject to the following condition(s): the special use is issued solely to the applicant, National Museum of Mexican Art, and the development is consistent with the design and layout of the plans and drawings, dated December 15, 2023, Version 2, prepared by Wallin Gomez Architects, LTD.

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 1/22, 2024.

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



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

**APPLICANT:** Perception Cannabis Chicago South Inc. dba Perception South Chicago Cal. No.480-23-S

**APPEARANCE FOR:** Kate Duncan

**MINUTES OF MEETING:**  
December 15, 2023

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 7000-20 N. Clark Street / 1754-60 W. Lunt Avenue

**NATURE OF REQUEST:** Application for a special use to establish an adult use cannabis dispensary.

**ACTION OF BOARD – APPLICATION APPROVED**

**ZBA**

**THE VOTE**

**JAN 22 2024**

BRIAN SANCHEZ  
ZURICH ESPOSITO  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 15, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on November 30, 2023; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish an adult use cannabis dispensary; 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, Perception Cannabis Chicago South Inc. dba Perception South Chicago; (2) all on-site customer queuing occurs within the building; (3) the development is consistent with the design and layout of the Site Plan, dated December 15, 2023, and the Floor Plan and Elevations – Exterior, dated December 14, 2023, all prepared by 2 Point Perspective, Inc.

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 1/22/24, 2024.

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

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

**APPLICANT:** Branch House, LLC

Cal. No.180-23-S

**APPEARANCE FOR:** Lewis Powell

**MINUTES OF MEETING:**  
December 15, 2023

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 12124 S. Normal Avenue

**NATURE OF REQUEST:** Application for a special use to establish a transitional residence which is located within an RS-3 residential district.

**ACTION OF BOARD – APPLICATION WITHDRAWN**

**ZBA**

**THE VOTE**

JAN 22 2024

CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

BRIAN SANCHEZ  
ZURICH ESPOSITO  
SAM TOIA

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:**  
December 15, 2023

**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 March 15, 2024 at 2:0pm.**

**ZBA**

**THE VOTE**

JAN 22 2024  
CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

BRIAN SANCHEZ  
ZURICH ESPOSITO  
SAM TOIA

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.395-23-S

**APPEARANCE FOR:** Timothy Barton

**MINUTES OF MEETING:**

December 15, 2023

**APPEARANCE AGAINST:** None

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

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

**ACTION OF BOARD – Continued to March 15, 2024 at 2:0pm.**

**ZBA**

**THE VOTE**

JAN 22 2024

CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

BRIAN SANCHEZ  
ZURICH ESPOSITO  
SAM TOIA

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 December 15, 2023  
**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 March 15, 2024 at 2:0pm.**

**ZBA**

**THE VOTE**

JAN 22 2024

CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

BRIAN SANCHEZ  
ZURICH ESPOSITO  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

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