

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

MINUTES OF MEETING:

March 15, 2024

Cal. No. 379-22-S

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

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

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

THE VOTE

ZBA

APR 22 2024

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANGELA BROOKS
ANN MACDONALD
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

MINUTES OF MEETING:

March 15, 2024

Cal. No. 24-23-S

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

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

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

THE VOTE

ZBA

APR 22 2024

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ANGELA BROOKS
ANN MACDONALD
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

MINUTES OF MEETING:
March 15, 2024
Cal. No. 25-23-S

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

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

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

ZBA

APR 22 2024

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ANGELA BROOKS
ANN MACDONALD
SAM TOIA

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Leah Moskoff Cal. No.85-24-A

APPEARANCE FOR: Amy Kurson **MINUTES OF MEETING**
March 15, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2133-35 W. Charleston Street

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

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

THE VOTE

ZBA
APR 22 2024
CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANGELA BROOKS
ANN MACDONALD
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Jaime Rodriguez dba Rockstar Barbers, LLC

Cal. No.88-24-S

APPEARANCE FOR: Same as Applicant

MINUTES OF MEETING:
March 15, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1849 W. Chicago Avenue

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

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

ZBA

APR 22 2024

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ

ANGELA BROOKS

ANN MACDONALD

SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

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


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

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

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

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



APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Shea Decoste Studio, LLC Cal. No.89-24-S
APPEARANCE FOR: Same as Applicant **MINUTES OF MEETING:**
March 15, 2024
APPEARANCE AGAINST: None
PREMISES AFFECTED: 167 W. Schiller Street

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

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

ZBA

APR 22 2024

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ANGELA BROOKS
ANN MACDONALD
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

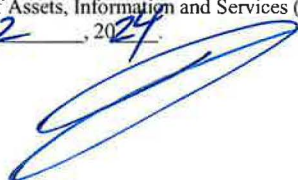
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 15, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on February 29, 2024; and

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

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

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

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



APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Studio 16 Hair Lounge, LLC Cal. No.90-24-S
APPEARANCE FOR: Same as Applicant **MINUTES OF MEETING:**
March 15, 2024
APPEARANCE AGAINST: None
PREMISES AFFECTED: 1650 W. Ogden Avenue

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

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

RECEIVED

ZBA

APR 22 2024

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ANGELA BROOKS
ANN MACDONALD
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

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

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

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

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

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



APPROVED AS TO SUBSTANCE

CHAIRMAN

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

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

APPEARANCE FOR: Same as Applicant

MINUTES OF MEETING:
March 15, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 5744 W. Irving Park Road, 3rd Floor

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

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

ZBA

APR 22 2024

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ANGELA BROOKS
ANN MACDONALD
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

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

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

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

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Hung Quoc Nguyen

Cal. No.92-24-S

APPEARANCE FOR: Ninh Ma

MINUTES OF MEETING:
March 15, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3209 W. 111th Street

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

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

ZBA

APR 22 2024

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ANGELA BROOKS
ANN MACDONALD
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
ABSENT		

THE RESOLUTION:

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

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a nail salon; George Blakemore of 1347 N. Dearborn, Apt. 1 testified in opposition; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony has offered that the use complies with all the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

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

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

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

ZBA

APR 22 2024

**CITY OF CHICAGO
 ZONING BOARD
 OF APPEALS**

BRIAN SANCHEZ
 ANGELA BROOKS
 ANN MACDONALD
 SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
ABSENT		

THE RESOLUTION:

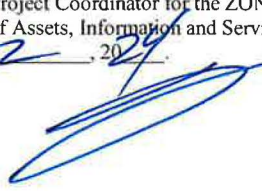
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 15, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on February 29, 2024; and


WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a four-pump gas station with new convenience store; a variation was also granted to the subject property in Cal. No. 94-24-Z; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony has offered that the use complies with all the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): provided the special use is issued solely to the applicant, Marine Drive Business Inc., and the development is consistent with the design and layout of the plans and drawings dated March 14, 2024, prepared by Antonio Fanizza LTD.

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

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



APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Marine Drive Business

Cal. No.: 94-24-Z

APPEARANCE FOR: Mark Kupiec

MINUTES OF MEETING:
March 15, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 755 W. Lawrence Avenue

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

ACTION OF BOARD - VARIATION GRANTED

THE VOTE

ZBA

APR 22 2024

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ

ANGELA BROOKS

ANN MACDONALD

SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
ABSENT		

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

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the minimum lot area for a gas station to 16,691 square feet for a proposed four pump gas station with new convenience store; a special use was also approved at the subject property in Cal. No. 93-24-S; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that the foresaid variation request be and it hereby is granted subject to the following condition(s): provided the special use is issued solely to the applicant, Marine Drive Business Inc., and the development is consistent with the design and layout of the plans and drawings dated March 14, 2024, prepared by Antonio Fanizza LTD.

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

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

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: ReVive Center for Housing and Healing Cal. No.95-24-S
APPEARANCE FOR: Richard Toth **MINUTES OF MEETING:** March 15, 2024
APPEARANCE AGAINST: None
PREMISES AFFECTED: 1668 W. Ogden Avenue

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

ACTION OF BOARD – APPLICATION APPROVED

ZBA

APR 22 2024

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANGELA BROOKS
ANN MACDONALD
SAM TOIA

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
ABSENT		

THE RESOLUTION:

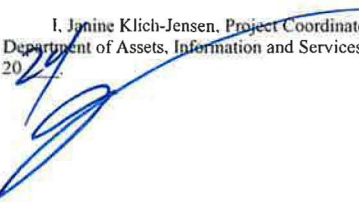
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 15, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on February 29, 2024; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a community center on the ground floor of an existing three-story, mixed-use, twenty-eight dwelling unit building with offices, medical services and multi-purpose spaces and community center activities; two variations were also granted to the subject property in Cal. Nos. 96-24-Z and 97-24-Z; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony has offered that the use complies with all the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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

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



APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: ReVive Center for Housing and Healing **Cal. No.:** 96-24-Z
APPEARANCE FOR: Richard Toth **MINUTES OF MEETING:**
 March 15, 2024
APPEARANCE AGAINST: None
PREMISES AFFECTED: 1668 W. Ogden Avenue

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

ACTION OF BOARD - VARIATION GRANTED

ZBA

APR 22 2024

**CITY OF CHICAGO
 ZONING BOARD
 OF APPEALS**

BRIAN SANCHEZ
 ANGELA BROOKS
 ANN MACDONALD
 SAM TOIA

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
ABSENT		

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

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the number of required off-street parking spaces to six for a proposed community center in an existing three-story, mixed-use building; a special use was approved and an additional variation was granted at the subject property in Cal. Nos. 95-24-S and 97-24-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

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

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

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

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: ReVive Center for Housing and Healing **Cal. No.:** 97-24-Z
APPEARANCE FOR: Richard Toth **MINUTES OF MEETING:**
 March 15, 2024
APPEARANCE AGAINST: None
PREMISES AFFECTED: 1668 W. Ogden Avenue

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

ACTION OF BOARD - VARIATION GRANTED

ZBA

APR 22 2024

**CITY OF CHICAGO
 ZONING BOARD
 OF APPEALS**

BRIAN SANCHEZ
 ANGELA BROOKS
 ANN MACDONALD
 SAM TOIA

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
ABSENT		

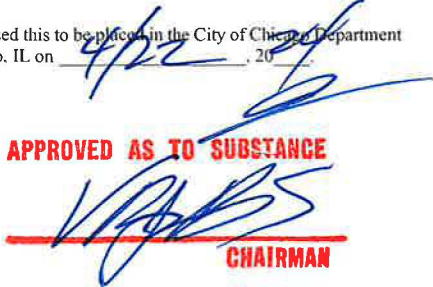
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 15, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on February 29, 2024; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the number of required bicycle parking spaces to twenty-four for a proposed community center in an existing three-story, mixed-use building; a special use was approved and an additional variation was granted at the subject property in Cal. Nos. 95-24-S and 96-24-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

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

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: The Chop Shop Barberia, LLC Cal. No.98-24-S
APPEARANCE FOR: Amy Kurson **MINUTES OF MEETING:**
 March 15, 2024
APPEARANCE AGAINST: None
PREMISES AFFECTED: 1619 W. 47th Street

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

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

ZBA

APR 22 2024

CITY OF CHICAGO
 ZONING BOARD
 OF APPEALS

BRIAN SANCHEZ
 ANGELA BROOKS
 ANN MACDONALD
 SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

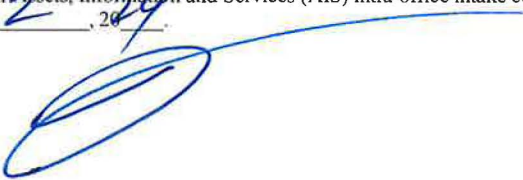
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 15, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on February 29, 2024; and

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

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

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

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



APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: 1536 W. Chestnut, LLC

Cal. No.: 99-24-Z

APPEARANCE FOR: Agnes Plecka

MINUTES OF MEETING:
March 15, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1536 W. Chestnut Street

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

ACTION OF BOARD - VARIATION GRANTED

ZBA

APR 22 2024

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ANGELA BROOKS
ANN MACDONALD
SAM TOIA

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

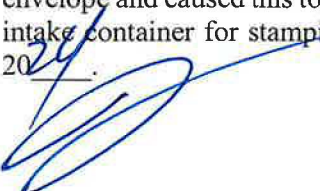
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 15, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on February 29, 2024; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to increase the building height to 33' for a proposed three-story, two dwelling unit building with roof top deck, trellis, roof top stair enclosure, rear open porches, front open terraces, and front open porches and three car garage with roof top deck; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

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

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

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



APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Dave and Erin Wills

Cal. No.: 100-24-Z

APPEARANCE FOR: Agnes Plecka

MINUTES OF MEETING:
March 15, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 10820 S. Fairfield Avenue

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

ACTION OF BOARD - VARIATION GRANTED

ZBA

APR 22 2024

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

BRIAN SANCHEZ

ANGELA BROOKS

ANN MACDONALD

SAM TOIA

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

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the south side setback to 1.5' (north to be 8.47'), combined side yard setback to 9.97' for a proposed one-story rear addition, open first floor deck and an as built two-story, rear addition an as built two story rear addition, an as built second floor upper story addition and as built first floor covered front porch for the existing two-story, single family residence that is being renovated with a one car attached garage accessed by a front driveway; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

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

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: West Town 12 Studios, LLC Cal. No.101-24-S
APPEARANCE FOR: Thomas Moore **MINUTES OF MEETING:**
March 15, 2024
APPEARANCE AGAINST: None
PREMISES AFFECTED: 1142 N. Ashland Avenue

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

ACTION OF BOARD – APPLICATION APPROVED

ZBA

THE VOTE

APR 22 2024

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANGELA BROOKS
ANN MACDONALD
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

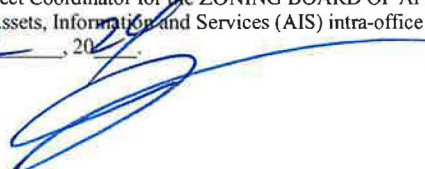
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 15, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on February 29, 2024; and

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

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

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

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



APPROVED AS TO SUBSTANCE


CHAIRMAN

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

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

Cal. No.: 102-24-Z

APPEARANCE FOR: Thomas Moore

MINUTES OF MEETING:
March 15, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 530 W. Fullerton Parkway

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

ACTION OF BOARD - VARIATION GRANTED

ZBA

APR 22 2024

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ANGELA BROOKS
ANN MACDONALD
SAM TOIA

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

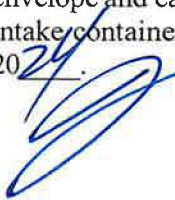
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 15, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on February 29, 2024; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the rear setback to 1' for a proposed two-story addition to the existing two-story religious assembly building; two additional variations were granted to the subject property in Cal. Nos. 103-24-Z and 104-24-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

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

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

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



APPROVED AS TO SUBSTANCE

CHAIRMAN

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

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

Cal. No.: 103-24-Z

APPEARANCE FOR: Thomas Moore

MINUTES OF MEETING:
March 15, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 530 W. Fullerton Parkway

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

ACTION OF BOARD - VARIATION GRANTED

ZBA

THE VOTE

APR 22 2024

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ANGELA BROOKS
ANN MACDONALD
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the rear yard open space to zero for a proposed two-story addition to the existing two-story religious assembly building; two additional variations were granted to the subject property in Cal. Nos. 102-24-Z and 104-24-Z; the Board finds 1)strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

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

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

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

Cal. No.: 104-24-Z

APPEARANCE FOR: Thomas Moore

MINUTES OF MEETING:
March 15, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 530 W. Fullerton Parkway

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

ACTION OF BOARD - VARIATION GRANTED

ZBA

APR 22 2024

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

BRIAN SANCHEZ
ANGELA BROOKS
ANN MACDONALD
SAM TOIA

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

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to eliminate the 4' ornamental fence along street side (at landscape setback area) for the two-story religious assembly building with on-site parking lot; two additional variations were granted to the subject property in Cal. Nos. 102-24-Z and 103-24-Z; the Board finds 1)strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

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

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

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

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

March 15, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 7448 S. Cottage Grove Avenue Front

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

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

ZBA

APR 22 2024
CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANGELA BROOKS
ANN MACDONALD
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

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

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a transitional residence in an existing two-story building; an additional special use was approved for the subject property in Cal. No. 106-24-S; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony has offered that the use complies with all the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s) provided: 1) the special use is issued solely to the applicant, Hardin House, Inc.; 2) the development is consistent with the design and layout of the plans and drawings dated March 12, 2024, prepared by Beehyve; 3) the facility is exclusively utilized as a transitional shelter for adults suffering from substance abuse disorders or are Justice-involve individuals, including the elderly or disabled; and 4) there are no more than six (6) adult clients residing within this front dwelling unit, at any given time.

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

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



APPROVED AS TO SUBSTANCE

CHAIRMAN

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

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

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

March 15, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 7448 S. Cottage Grove Avenue Rear

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

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

ZBA

APR 22 2024

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ

ANGELA BROOKS

ANN MACDONALD

SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

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

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a transitional residence in an existing two-story building; an additional special use was approved for the subject property in Cal. No. 105-24-S; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony has offered that the use complies with all the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s) provided: 1) the special use is issued solely to the applicant, Hardin House, Inc.; 2) the development is consistent with the design and layout of the plans and drawings dated March 12, 2024, prepared by Beehyve; 3) the facility is exclusively utilized as a transitional shelter for adults suffering from substance abuse disorders or are Justice-involve individuals, including the elderly or disabled; and 4) there are no more than six (6) adult clients residing within this front dwelling unit, at any given time.

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: 1434 Fillmore, LLC

APPEARANCE FOR: Liz Butler / Braedon Lord

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1440 W. Fillmore Street

Cal. No.: 107-24-Z

MINUTES OF MEETING:
March 15, 2024

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

ACTION OF BOARD - VARIATION GRANTED

ZBA

APR 22 2024

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ANGELA BROOKS
ANN MACDONALD
SAM TOIA

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

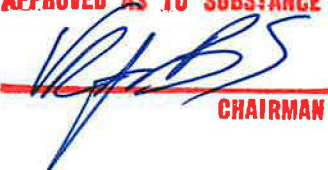
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 15, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on February 29, 2024; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the rear setback to zero for a proposed five-story, fifty dwelling unit building with attached twenty-five parking space garage and fifty required bike parking spaces in attached garage with bike room; two additional variations were granted to the subject property in Cal. Nos. 108-24-Z and 109-24-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

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

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: 1434 Fillmore, LLC

APPEARANCE FOR: Liz Butler / Braedon Lord

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1440 W. Fillmore Street

Cal. No.: 108-24-Z

MINUTES OF MEETING:
March 15, 2024

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

ACTION OF BOARD - VARIATION GRANTED

THE VOTE

ZBA

APR 22 2024

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANGELA BROOKS
ANN MACDONALD
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
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X		
X		
X		

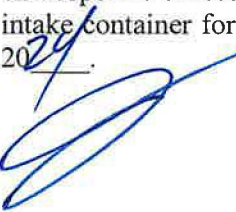
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 15, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on February 29, 2024; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to eliminate the one required off-street loading space for a proposed five-story, fifty dwelling unit building with required accessory parking garage and bike room; two additional variations were granted to the subject property in Cal. Nos. 107-24-Z and 109-24-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

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

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

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



APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: 1434 Fillmore, LLC

Cal. No.: 109-24-Z

APPEARANCE FOR: Liz Butler / Braedon Lord

MINUTES OF MEETING:
March 15, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1440 W. Fillmore Street

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

ACTION OF BOARD - VARIATION GRANTED

THE VOTE

ZBA

APR 22 2024

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ANGELA BROOKS
ANN MACDONALD
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

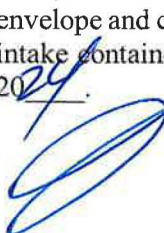
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 15, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on February 29, 2024; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to allow recessed entries at the ground floor that are more than 12' wide for a proposed five-story, fifty dwelling unit building with required accessory parking garage and bike room; two additional variations were granted to the subject property in Cal. Nos. 107-24-Z and 108-24-Z; the Board finds 1)strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

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

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

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



APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Wells Fargo Bank, N.A.

Cal. No.110-24-S

APPEARANCE FOR: Liz Butler / Braedon Lord

MINUTES OF MEETING:
March 15, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1585 N. Milwaukee Avenue

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

ACTION OF BOARD – APPLICATION WITHDRAWN

THE VOTE

ZBA

APR 22 2024

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ANGELA BROOKS
ANN MACDONALD
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Devago Ventures, Inc.

Cal. No.: 111-24-Z

APPEARANCE FOR: Paul Kolpak

MINUTES OF MEETING:
March 15, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2036 W. 18th Place

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

ACTION OF BOARD - VARIATION GRANTED

ZBA

THE VOTE

APR 22 2024

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ANGELA BROOKS
ANN MACDONALD
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the minimum lot size to 2,976 square feet for a proposed two-story, three dwelling unit building; the Board finds 1)strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

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

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Jairo Ramirez

Cal. No.: 112-24-Z

APPEARANCE FOR: Paul Kolpak

MINUTES OF MEETING:
March 15, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 4333 S. Fairfield Avenue

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

ACTION OF BOARD - VARIATION GRANTED

THE VOTE

ZBA

APR 22 2024

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ

ANGELA BROOKS

ANN MACDONALD

SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the front setback to 11.5', north side setback to 0.84' (south to be 4.04'), combined side yard setback to 4.88' for an as built open second floor front porch, a three-story rear addition, and a third-floor dormer addition on the south elevation for the existing three-story, two dwelling unit building with an as built accessory detached two car garage being altered; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

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

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

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

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

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

APPEARANCE FOR: Bridget O’Keefe / Janet Stengle **MINUTES OF MEETING:**

March 15, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 4311 S. Pulaski Road

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

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

ZBA

APR 22 2024

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ

ANGELA BROOKS

ANN MACDONALD

SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

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

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

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s) provided:the special use is issued solely to the applicant, Pollo Campero of Illinois, LLC, and the development is consistent with the design and layout of the Site Plan, Floor Plan, Furniture & Furnishings Plan & Schedule, Exterior Elevation A3.0 Version 3, and Exterior Elevations Version 3, dated March 15, 2024, and Landscape Plan, dated January 3, 2023, all prepared by WT Group.

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: 3312 Lincoln, LLC

Cal. No.: 114-24-Z

APPEARANCE FOR: Sara Barnes

MINUTES OF MEETING:
March 15, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3310 N. Lincoln Avenue

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

ACTION OF BOARD - VARIATION GRANTED

ZBA

APR 22 2024

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ANGELA BROOKS
ANN MACDONALD
SAM TOIA

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

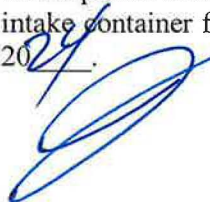
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 15, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on February 29, 2024; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the rear setback on floors containing dwelling units to 7.21' for a proposed six-story, twenty-four dwelling unit with rear raised decks and ground floor retail use; George Blakemore of 1347 N. Dearborn, Apt. 1 testified in opposition; the Board finds 1)strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

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

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

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



APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: RUUM Inc. Cal. No.115-24-S
APPEARANCE FOR: Sara Barnes **MINUTES OF MEETING:**
March 15, 2024
APPEARANCE AGAINST: None
PREMISES AFFECTED: 1309 W. Chicago Avenue

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

ACTION OF BOARD – APPLICATION APPROVED

ZBA

THE VOTE

APR 22 2024
 CITY OF CHICAGO
 ZONING BOARD
 OF APPEALS

BRIAN SANCHEZ
 ANGELA BROOKS
 ANN MACDONALD
 SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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THE RESOLUTION:

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

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

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

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

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



APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Eagle Dispensaries of Illinois, LLC Cal. No.116-24-S
APPEARANCE FOR: Katriina McGuire **MINUTES OF MEETING:**
 March 15, 2024
APPEARANCE AGAINST: None
PREMISES AFFECTED: 5900-16 W. Irving Park Road

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

ACTION OF BOARD – APPLICATION APPROVED

ZBA

APR 22 2024

**CITY OF CHICAGO
 ZONING BOARD
 OF APPEALS**

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

BRIAN SANCHEZ
 ANGELA BROOKS
 ANN MACDONALD
 SAM TOIA

THE RESOLUTION:

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

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish an adult use cannabis dispensary within an existing building with thirty on-site parking spaces; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; George Blakemore of 1347 N. Dearborn, Apt. 1 testified in opposition; further expert testimony has offered that the use complies with all the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s) provided: (1) the special use is issued solely to the applicant, Eagle Dispensaries of Illinois, LLC; (2) all on-site customer queuing occurs within the building; (3) the development is consistent with the design and layout of the plans and drawings dated March 14, 2024, all prepared by Architecture & Engineering Solutions LLC.

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

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



APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Soheb Patel

Cal. No.: 117-24-Z

APPEARANCE FOR: Ximena Castro

MINUTES OF MEETING:
March 15, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 5620 N. Christiana Avenue

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

ACTION OF BOARD - VARIATION GRANTED

ZBA

APR 22 2024

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ANGELA BROOKS
ANN MACDONALD
SAM TOIA

THE VOTE

	AFFIRMATIVE	NEGATIVE	ABSENT
BRIAN SANCHEZ	X		
ANGELA BROOKS	X		
ANN MACDONALD	X		
SAM TOIA	X		

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

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the rear setback to 3.75', north side setback to 1.6' (south side to be 4.2'), combined side setback to 5.8' for a proposed second story rear addition and garage roof deck access bridge; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

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

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Wayne Norman and Shelly Norman **Cal. No.:** 118-24-Z

APPEARANCE FOR: Ximena Castro **MINUTES OF MEETING:**
March 15, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2126 W. Cortland Street

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

ACTION OF BOARD - VARIATION GRANTED

THE VOTE

ZBA

APR 22 2024

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANGELA BROOKS
ANN MACDONALD
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the rear setback to 24' for a proposed rear two car garage with roof deck to serve an existing single-family residence; an additional variation was granted to the subject property in Cal. No. 119-24-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

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

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

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



APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Wayne Norman and Shelly Norman **Cal. No.:** 119-24-Z

APPEARANCE FOR: Ximena Castro **MINUTES OF MEETING:**
March 15, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2126 W. Cortland Street

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

ACTION OF BOARD - VARIATION GRANTED

THE VOTE

ZBA

APR 22 2024

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ANGELA BROOKS
ANN MACDONALD
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

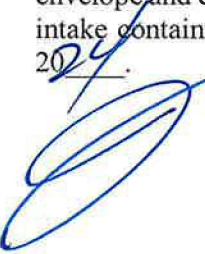
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 15, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on February 29, 2024; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to relocate the required 225 square feet of rear yard open space to a garage roof deck to serve an existing two-story, single-family residence; an additional variation was granted to the subject property in Cal. No. 118-24-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

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

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

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



APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: UHCC Inc. Cal. No.121-24-S
APPEARANCE FOR: Rolando Acosta **MINUTES OF MEETING:**
March 15, 2024
APPEARANCE AGAINST: None
PREMISES AFFECTED: 1830 N. Lamon Avenue

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

ACTION OF BOARD – APPLICATION APPROVED

ZBA

THE VOTE

APR 22 2024

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANGELA BROOKS
ANN MACDONALD
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

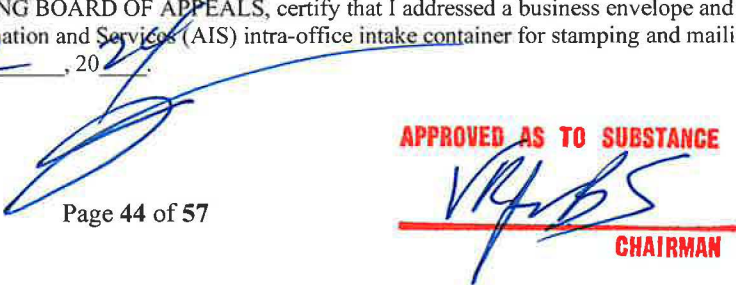
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 15, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on February 29, 2024; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a cannabis craft grow facility within 660 feet of a residential district; two additional special uses were approved and one variation granted at the subject property address in Cal. Nos. 122-24-S, 123-24-S, and 124-24-Z; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony has offered that the use complies with all the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore


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

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

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



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APPROVED AS TO SUBSTANCE

CHAIRMAN

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

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

APPEARANCE FOR: Rolando Acosta **MINUTES OF MEETING:** March 15, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1830 N. Lamon Avenue

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

ACTION OF BOARD – APPLICATION APPROVED

ZBA

THE VOTE

APR 22 2024

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ANGELA BROOKS
ANN MACDONALD
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

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

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a cannabis infuser facility; two additional special uses were approved and one variation granted at the subject property address in Cal. Nos. 121-24-S, 123-24-S, and 124-24-Z; George Blakemore of 1347 N. Dearborn, Apt. 1 testified in opposition; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony has offered that the use complies with all the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s) provided: (1) the special use is issued solely to the applicant, UHCC Inc., (2) the proposed shared cannabis craft grower and processor uses, as per applications 121-24-S and 123-24-S, have been approved by the Zoning Board of Appeals, (3) no retail sales, samples, or physical product displays or stock are allowed at this facility; (4) the development is consistent with the design and layout of the plans and drawings dated March 14, 2024, prepared by Precision Development Group, and Odor Mitigation Plan, dated March 13, 2024, prepared by Amcon Consultants; (5) details on the quantitative basis for and final design of the odor control system and components, including but not limited to: the size, type and location of equipment, system layout, filters, airlocks, roof top mechanical units, exterior system exhaust, etc. are submitted for review and approval by Chicago Department of Public Health (CDPH) prior to issuance of any permits; and (6) a fully detailed written Final Odor Mitigation Plan detailing the proposed operations, maintenance schedule and proposed remedies to address any system failures as well as any additional details requested by CDPH, prepared by a qualified engineer, is submitted for review and approval by CDPH, prior to issuance of any building permits.

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: UHCC Inc. Cal. No.123-24-S
APPEARANCE FOR: Rolando Acosta **MINUTES OF MEETING:**
APPEARANCE AGAINST: None March 15, 2024
PREMISES AFFECTED: 1830 N. Lamon Avenue

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

ACTION OF BOARD – APPLICATION APPROVED

ZBA

THE VOTE

APR 22 2024

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANGELA BROOKS
ANN MACDONALD
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

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

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a cannabis processor facility; two additional special uses were approved and one variation granted at the subject property address in Cal. Nos. 121-24-S, 122-24-S, and 124-24-Z; George Blakemore of 1347 N. Dearborn, Apt. 1 testified in opposition; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony has offered that the use complies with all the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s) provided: (1) the special use is issued solely to the applicant, UHCC Inc.; (2) the proposed shared cannabis craft grower and infuser uses, as per applications 121-24-S and 122-24-S, have been approved by the Zoning Board of Appeals; (3) no retail sales, samples, or physical product displays or stock are allowed at this facility; (4) the development is consistent with the design and layout of the plans and drawings dated March 14, 2024, prepared by Precision Development Group, and Odor Mitigation Plan, Odor Mitigation Plan, dated March 13, 2024, prepared by Amcon Consultants; (5) details on the quantitative basis for and final design of the odor control system and components, including but not limited to: the size, type and location of equipment, system layout, filters, airlocks, roof top mechanical units, exterior system exhaust, etc. are submitted for review and approval by Chicago Department of Public Health (CDPH) prior to issuance of any permits; and (6) a fully detailed written Final Odor Mitigation Plan detailing the proposed operations, maintenance schedule and proposed remedies to address any system failures as well as any additional details requested by CDPH, prepared by a qualified engineer, is submitted for review and approval by CDPH, prior to issuance of any building permits.

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

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



APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: UHCC Inc. **Cal. No.:** 124-24-Z
APPEARANCE FOR: Rolando Acosta **MINUTES OF MEETING:**
March 15, 2024
APPEARANCE AGAINST: None
PREMISES AFFECTED: 1830 N. Lamon Avenue

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

ACTION OF BOARD - VARIATION GRANTED

ZBA

APR 22 2024

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

BRIAN SANCHEZ
ANGELA BROOKS
ANN MACDONALD
SAM TOIA

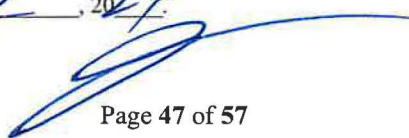
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 15, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on February 29, 2024; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the interior landscape area to 144 square feet and to reduce the number of interior trees to two for a proposed cannabis craft grow/ infuser/ processor facility; three special uses were also approved for the subject property in Cal. Nos. 121-24-S, 122-24-S, and 123-24-S; George Blakemore of 1347 N. Dearborn, Apt. 1 testified in opposition; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that the foresaid variation request be and it hereby is granted subject to the following condition(s): (1) the special use is issued solely to the applicant, UHCC Inc.; (2) the proposed shared cannabis craft grower and infuser uses, as per applications 121-24-S and 122-24-S, have been approved by the Zoning Board of Appeals; (3) no retail sales, samples, or physical product displays or stock are allowed at this facility; (4) the development is consistent with the design and layout of the plans and drawings dated March 14, 2024, prepared by Precision development Group, and Odor Mitigation Plan, Odor Mitigation Plan, dated March 13, 2024, prepared by Amcon Consultants; (5) details on the quantitative basis for and final design of the odor control system and components, including but not limited to: the size, type and location of equipment, system layout, filters, airlocks, roof top mechanical units, exterior system exhaust, etc. are submitted for review and approval by Chicago Department of Public Health (CDPH) prior to issuance of any permits; and (6) a fully detailed written Final Odor Mitigation Plan detailing the proposed operations, maintenance schedule and proposed remedies to address any system failures as well as any additional details requested by CDPH, prepared by a qualified engineer, is submitted for review and approval by CDPH, prior to issuance of any building permits.

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

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



APPROVED AS TO SUBSTANCE



CHAIRMAN

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

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

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

ACTION OF BOARD – APPLICATION APPROVED

ZBA

THE VOTE

APR 22 2024

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANGELA BROOKS
ANN MACDONALD
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

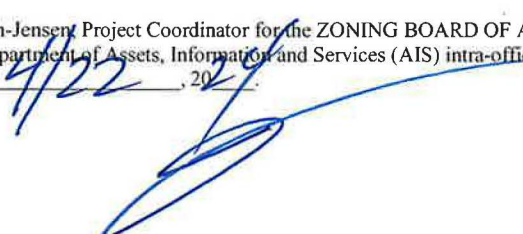
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 15, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on February 29, 2024; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a body art / tattoo salon; George Blakemore of 1347 N. Dearborn, Apt. 1 testified in opposition; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony has offered that the use complies with all the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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

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



APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Tasha Jones Cal. No.126-24-S
APPEARANCE FOR: John Pikarski **MINUTES OF MEETING:**
APPEARANCE AGAINST: None March 15, 2024
PREMISES AFFECTED: 6148 S. Western Avenue

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

ACTION OF BOARD – APPLICATION APPROVED

ZBA

THE VOTE

APR 22 2024

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ANGELA BROOKS
ANN MACDONALD
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

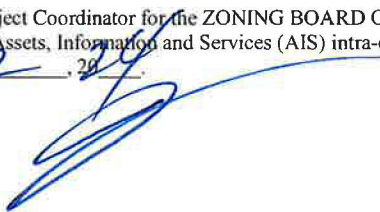
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 15, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on February 29, 2024; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a beauty salon; Jessica Jackson of 7147 S. East End testified in support; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony has offered that the use complies with all the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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

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



APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: 739 S. Clark Holdings, LLC Cal. No.127-24-S
APPEARANCE FOR: Katie Dale / Peter NeCastro **MINUTES OF MEETING:**
 March 15, 2024
APPEARANCE AGAINST: None
PREMISES AFFECTED: 739 S. Clark Street

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

ACTION OF BOARD – APPLICATION APPROVED

ZBA

THE VOTE

APR 22 2024

**CITY OF CHICAGO
 ZONING BOARD
 OF APPEALS**

BRIAN SANCHEZ
 ANGELA BROOKS
 ANN MACDONALD
 SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

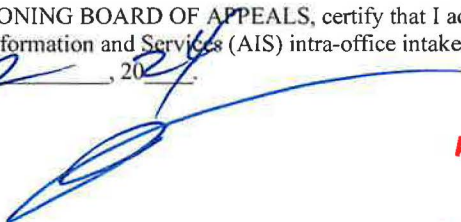
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 15, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on February 29, 2024; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish residential use below the second floor for the conversion of an existing three-story portion of an existing thirty-story, high-rise mixed-use building from office use to sixty-eight dwelling units (five dwelling units, sixty-three efficiency units); two variation were also granted to the subject property in Cal. Nos. 128-24-Z and 129-24-Z; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony has offered that the use complies with all the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s) provided: the development is consistent with the design and layout of the Site Plan and Basement Plan, dated March 12, 2024, prepared by Osterhouse McCarthy LLC; the Second Floor Plan, the Third Floor Plan, dated March 9, 2024; the Elevations, dated March 1, 2024, and the 5th Floor Roof Electrical Plan South, Lighting Fixture Schedule, and the 5th Floor Plan South, dated November 28, 2018, prepared by Hartshorne Plunkard Architecture; and the 5th Floor Key Plan, 6th Floor Plan Terraces, 28th Floor Plan, 30th Floor Plan, and 31st Floor Plan/ Lower Roof Plan, all dated June 28, 2019, prepared by Hartshorne Plunkard Architecture.

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

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



APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: 739 S. Clark Holdings, LLC

Cal. No.: 128-24-Z

APPEARANCE FOR: Katie Dale / Peter NeCastro

MINUTES OF MEETING:
March 15, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 739 S. Clark Street

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

ACTION OF BOARD - VARIATION GRANTED

ZBA

APR 22 2024

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

BRIAN SANCHEZ

ANGELA BROOKS

ANN MACDONALD

SAM TOIA

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

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the minimum lot area to 30,776 square feet for the conversion of an existing three-story portion of a thirty-story mixed use high rise building from office use to sixty-eight dwelling units (five dwelling units and sixty-three efficiency units); one special use was approved and an additional variation was granted to the subject property in Cal. Nos. 127-24-S and 129-24-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that the foresaid variation request be and it hereby is granted subject to the following condition(s): the development is consistent with the design and layout of the Site Plan and Basement Plan, dated March 12, 2024, prepared by Osterhouse McCarthy LLC; the Second Floor Plan, the Third Floor Plan, dated March 9, 2024; the Elevations, dated March 1, 2024, and the 5th Floor Roof Electrical Plan South, Lighting Fixture Schedule, and the 5th Floor Plan South, dated November 28, 2018, prepared by Hartshorne Plunkard Architecture; and the 5th Floor Key Plan, 6th Floor Plan Terraces, 28th Floor Plan, 30th Floor Plan, and 31st Floor Plan/ Lower Roof Plan, all dated June 28, 2019, prepared by Hartshorne Plunkard Architecture.

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

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



APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: 739 S. Clark Holdings, LLC

Cal. No.: 129-24-Z

APPEARANCE FOR: Katie Dale / Peter NeCastro

MINUTES OF MEETING:
March 15, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 739 S. Clark Street

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

ACTION OF BOARD - VARIATION GRANTED

ZBA

APR 22 2024

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANGELA BROOKS
ANN MACDONALD
SAM TOIA

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

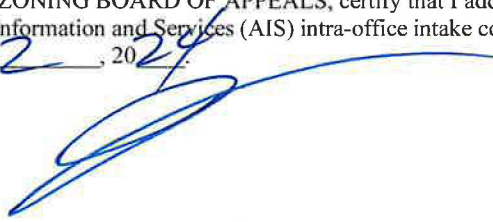
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 15, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on February 29, 2024; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to all alternate compliance with the open space requirements of section 17-4-0410 for the conversion of an existing three-story portion of an existing thirty-story high rise from office use to sixty-eight dwelling units (five dwelling units, sixty-three efficiency units); one special use was approved and an additional variation was granted to the subject property in Cal. Nos. 127-24-S and 128-24-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that the foresaid variation request be and it hereby is granted subject to the following condition(s): the development is consistent with the design and layout of the Site Plan and Basement Plan, dated March 12, 2024, prepared by Osterhouse McCarthy LLC; the Second Floor Plan, the Third Floor Plan, dated March 9, 2024; the Elevations, dated March 1, 2024, and the 5th Floor Roof Electrical Plan South, Lighting Fixture Schedule, and the 5th Floor Plan South, dated November 28, 2018, prepared by Hartshorne Plunkard Architecture; and the 5th Floor Key Plan, 6th Floor Plan Terraces, 28th Floor Plan, 30th Floor Plan, and 31st Floor Plan/ Lower Roof Plan, all dated June 28, 2019, prepared by Hartshorne Plunkard Architecture.

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

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



APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Chicagoland Materials, LLC Cal. No.395-23-S
APPEARANCE FOR: Timothy Barton **MINUTES OF MEETING:**
APPEARANCE AGAINST: None March 15, 2024
PREMISES AFFECTED: 4556 W. Roosevelt Road

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

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

THE VOTE


ZBA

APR 22 2024

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ANGELA BROOKS
ANN MACDONALD
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Chicagoland Materials, LLC

Cal. No.: 396-23-Z

APPEARANCE FOR: Timothy Barton

MINUTES OF MEETING:
March 15, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 4556 W. Roosevelt Road

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

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

THE VOTE


ZBA

APR 22 2024

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ANGELA BROOKS
ANN MACDONALD
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: McDonald’s Corporation Cal. No.453-23-S
APPEARANCE FOR: Lenny Asaro **MINUTES OF MEETING:**
March 15, 2024
APPEARANCE AGAINST: None
PREMISES AFFECTED: 3229-45 W. North Avenue

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

ACTION OF BOARD – APPLICATION APPROVED

ZBA

THE VOTE

APR 22 2024
CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANGELA BROOKS
ANN MACDONALD
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
	RECUSED	
X		

THE RESOLUTION:

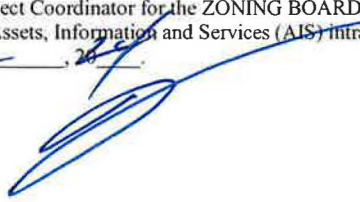
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 15, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on November 30, 2023 and

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

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s) provided: the special use is issued solely to the applicant, McDonald’s Corporation and the development is consistent with the design and layout of the plans and drawings dated March 14, 2024, prepared by Watermark Engineering Resources.

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

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



APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: McDonald's Corporation Cal. No.454-23-S
APPEARANCE FOR: Lenny Asaro **MINUTES OF MEETING:**
March 15, 2024
APPEARANCE AGAINST: None
PREMISES AFFECTED: 2307-17 N. Cicero Avenue

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

ACTION OF BOARD – APPLICATION APPROVED

ZBA

THE VOTE

APR 22 2024

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANGELA BROOKS
ANN MACDONALD
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
	RECUSED	
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 15, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune November 30, 2023; and

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

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s) provided: (1) the special use is issued solely to the applicant, McDonald's Corporation, (2) the development is consistent with the design and layout of the plans and drawings dated March 14, 2024, prepared by Watermark Engineering Resources, and (3) the crosswalks across the drive through lanes are raised crosswalks.

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

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



APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: G.P.Green House, LLC Cal. No.209-23-S
APPEARANCE FOR: Nicholas Ftikas **MINUTES OF MEETING:**
APPEARANCE AGAINST: None March 15, 2024
PREMISES AFFECTED: 620 N. Fairbanks Court

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

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

THE VOTE

ZBA

APR 22 2024
CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANGELA BROOKS
ANN MACDONALD
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE

CHAIRMAN