

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

**MINUTES OF MEETING:**

November 17, 2023

Cal. No. 324-22-S

The Applicant TC Applico, LLC presented a written request for an extension of time in which to establish an adult use cannabis dispensary within an existing one and story building at 400 S. Wells Street. The special use was approved on September 16, 2022 in Cal. No. 324-22-S.

The Applicant's representative, Sylvia Michas stated that the Applicant's principal reason for the extension is to finalize the submission of its completed building permit application with the City of Chicago Department of Buildings. Part of the delay was due to increased construction costs and the Applicant has secured the necessary financing in order to proceed per plans.

Acting Chairman Sanchez moved the request be granted and the time for obtaining the necessary permits be extended to October 25, 2024.

**THE VOTE**


**ZBA**

**DEC 18 2023**

CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

BRIAN SANCHEZ  
ZURICH ESPOSITO  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

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

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

**APPLICANT:** Gregory Lemond

**Cal. No.:** 402-23-A

**APPEARANCE FOR:** Same as Applicant

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

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 1848-50 W. Cuyler Avenue

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

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

**THE VOTE**

**ZBA**

**JAN 22 2024**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ  
ZURICH ESPOSITO  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

**APPROVED AS TO SUBSTANCE**

  
**CHAIRMAN**

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

**APPLICANT:** Victoria J. Herget and Robert K. Parsons **Cal. No.:** 403-23-Z

**APPEARANCE FOR:** Same as Applicant **MINUTES OF MEETING:** November 17, 2023

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 826 W. Hutchinson Street

**NATURE OF REQUEST:** Application for a variation to reduce the rear setback from the required 32.9' to 1', east side setback from 20' to zero, (west to be 40.39'), combined side yard setback from 60' to 40.39', combined side yard setback from 60' to 40.39' to allow a proposed 10.25' tall fence at the rear of the existing residential building.

**ACTION OF BOARD - VARIATION GRANTED**

**ZBA**

**THE VOTE**

**DEC 18 2023**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ  
ZURICH ESPOSITO  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

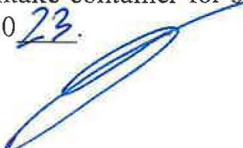
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 17, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on November 2, 2023; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the rear setback to 1', east side setback to zero, (west to be 40.39'), combined side yard setback to 40.39', combined side yard setback to 40.39' to allow a proposed 10.25' tall fence at the rear of the existing residential 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 12/18, 2023.



**APPROVED AS TO SUBSTANCE**

  
**CHAIRMAN**

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

**APPLICANT:** Willie Brickhouse

**Cal. No.:** 404-23-Z

**APPEARANCE FOR:** Rolando Acosta

**MINUTES OF MEETING:**  
November 17, 2023

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 4124 S. Berkley Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the rear setback from the required 21.64' to 0.35', south side setback from 2' to zero, (north to be zero), combined side yard setback from 4' to zero, the rear property line located 10' from the centerline of the alley from 2' to 0.35' for a rear attached one car garage.

**ACTION OF BOARD - VARIATION GRANTED**

**ZBA**

**DEC 18 2023**

CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

BRIAN SANCHEZ  
ZURICH ESPOSITO  
SAM TOIA

**THE VOTE**

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 17, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on November 2, 2023; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the rear setback to 0.35', south side setback to zero, (north to be zero), combined side yard setback to zero, the rear property line located 10' from the centerline of the alley to 0.35' for a rear attached one car garage; an additional variation was granted to the subject property in Cal. No. 405-23-Z; Mr. David DelaRosa and Ms. Vernalynne DelaRosa of 4147 S. Ellis Ave. entered their appearances at the hearing and after having their questions answered by the applicant as well as the applicant's attorney, testified that they not object to the application; 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 12/18, 2023.

**APPROVED AS TO SUBSTANCE**

  
**CHAIRMAN**

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

**APPLICANT:** Willie Brickhouse **Cal. No.:** 405-23-Z  
**APPEARANCE FOR:** Rolando Acosta **MINUTES OF MEETING:**  
**APPEARANCE AGAINST:** None November 17, 2023  
**PREMISES AFFECTED:** 4124 S. Berkley Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the rear yard open space from the required 76 square feet to zero for a proposed two-story addition to an existing single-family residence with rear attached one car garage.

**ACTION OF BOARD - VARIATION GRANTED**

**ZBA**

**THE VOTE**

DEC 18 2023  
 CITY OF CHICAGO  
 ZONING BOARD  
 OF APPEALS

BRIAN SANCHEZ  
 ZURICH ESPOSITO  
 SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 17, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on November 2, 2023; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the rear yard open space to zero for a proposed two-story addition to an existing single-family residence with rear attached one car garage; an additional variation was granted to the subject property in Cal. No. 404-23-Z; Mr. David DelaRosa and Ms. Vernalynne DelaRosa of 4147 S. Ellis Ave. entered their appearances at the hearing and after having their questions answered by the applicant as well as the applicant’s attorney, testified that they not object to the application; 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 12/18, 2023.

APPROVED AS TO SUBSTANCE  
  
 CHAIRMAN

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

**APPLICANT:** KC Hair Studio, LLC Cal. No.406-23-S  
**APPEARANCE FOR:** Frederick Agustin **MINUTES OF MEETING:**  
November 17, 2023  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 4318 W. Irving Park Road

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

**ACTION OF BOARD – APPLICATION APPROVED**

**ZBA**

**THE VOTE**

DEC 18 2023

BRIAN SANCHEZ  
ZURICH ESPOSITO  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 17, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on November 2, 2023; and

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

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

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 12/18/23, 2023



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

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

**APPLICANT:** Amparo Murillo Cal. No.407-23-S  
**APPEARANCE FOR:** Frederick Agustin **MINUTES OF MEETING:**  
November 17, 2023  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 3214 W. 47<sup>th</sup> Street

**NATURE OF REQUEST:** Application for a special use to expand an existing tavern use on the ground floor to be expanded into another part of the building between the rear of the existing three-story building and the garage.

**ACTION OF BOARD – APPLICATION APPROVED**

**ZBA**

**THE VOTE**

DEC 18 2023

CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

BRIAN SANCHEZ  
ZURICH ESPOSITO  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 17, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on November 2, 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 expand an existing tavern use on the ground floor to be expanded into another part of the building between the rear of the existing three-story building and the garage; 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, Amparo Murillo; (2) the development is consistent with the design and layout of the plans and drawings, dated November 17, 2023, prepared by Beata Klak, and (3) prior to issuance of building permits, the final first floor plan, Sheet A3.0, is updated to include the proposed new door/access from the kitchen to the sidewalk/parking area to the west, consistent with Sheet A2.0, to provide on-site access to tavern storage area, and a final landscape plan is submitted for review and approval by the Department of Planning and Development.

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 12/18, 2023.



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

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

**APPLICANT:** 3335-57 N. Sheffield, LLC

**Cal. No.:** 408-23-Z

**APPEARANCE FOR:** Frederick Agustin

**MINUTES OF MEETING:**  
November 17, 2023

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 3341 N. Sheffield Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the rear setback from the required 27.74' to 17.75' for a proposed four-story, eight dwelling unit building and four unenclosed parking spaces.

**ACTION OF BOARD - VARIATION GRANTED**

**ZBA**

**THE VOTE**

**DEC 18 2023**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ  
ZURICH ESPOSITO  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 17, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on November 2, 2023; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the rear setback to 17.75' for a proposed four-story, eight dwelling unit building and four unenclosed parking spaces; an additional variation was granted to the subject property in Cal. No. 409-23-Z; Mr. Carlo Tamayo of 3342 N. Sheffield Ave. Unit 3 entered his appearance at the hearing and after having his questions answered by the applicant as well as the applicant's attorney, testified that he not object to the application; 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 12/18, 2023.



**APPROVED AS TO SUBSTANCE**



**CHAIRMAN**



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

**APPLICANT:** 3335-57 N. Sheffield, LLC

**Cal. No.:** 409-23-Z

**APPEARANCE FOR:** Frederick Agustin

**MINUTES OF MEETING:**  
November 17, 2023

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 3341 N. Sheffield Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the rear yard open space from the required 288 square feet to 239 square feet for a proposed four-story, eight dwelling unit building and four unenclosed parking spaces.

**ACTION OF BOARD - VARIATION GRANTED**

**ZBA**

**THE VOTE**

DEC 18 2023

CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

BRIAN SANCHEZ  
ZURICH ESPOSITO  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		


WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 17, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on November 2, 2023; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the rear yard open space to 239 square feet for a proposed four-story, eight dwelling unit building and four unenclosed parking spaces; an additional variation was granted to the subject property in Cal. No. 408-23-Z; Mr. Carlo Tamayo of 3342 N. Sheffield Ave. Unit 3 entered his appearance at the hearing and after having his questions answered by the applicant as well as the applicant’s attorney, testified that he not object to the application;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 12/18, 2023.

APPROVED AS TO SUBSTANCE  
  
CHAIRMAN

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

**APPLICANT:** Samantha Chuskas  
**APPEARANCE FOR:** Frederick Agustin  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 831 W. 33<sup>rd</sup> Street

**Cal. No.:** 410-23-Z

**MINUTES OF MEETING:**  
 November 17, 2023

**NATURE OF REQUEST:** Application for a variation to reduce the front setback from the required 15' to 8.32', west side setback from 2' to zero (east to be 3.38'), combined side yard setback from 5' to 3.38" for a proposed new front open entry stair and third floor dormer additions to an existing three-story, two-dwelling unit front building and to enclose the front porch to the existing three-story, three-dwelling unit rear building.

**ACTION OF BOARD - VARIATION GRANTED**



**THE VOTE**

DEC 18 2023

CITY OF CHICAGO  
 ZONING BOARD  
 OF APPEALS

BRIAN SANCHEZ  
 ZURICH ESPOSITO  
 SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 17, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on November 2, 2023; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the front setback to 8.32', west side setback to zero (east to be 3.38'), combined side yard setback to 3.38" for a proposed new front open entry stair and third floor dormer additions to an existing three-story, two-dwelling unit front building and to enclose the front porch to the existing three-story, three-dwelling unit rear 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 12/18, 2023.

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

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

**APPLICANT:** Ravenswood Golf Club, LLC Cal. No.411-23-S

**APPEARANCE FOR:** Braedon Lord **MINUTES OF MEETING:**

November 17, 2023

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 4711 N. Ravenswood Avenue

**NATURE OF REQUEST:** Application for a special use to establish a sports and recreation participant (golf facility) on the second floor of an existing building.

**ACTION OF BOARD – APPLICATION APPROVED**

**ZBA**

**THE VOTE**

DEC 18 2023

CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

BRIAN SANCHEZ  
ZURICH ESPOSITO  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 17, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on November 2, 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 sports and recreation participant (golf facility) on the second floor of an existing building; a variation was also granted to the subject property in Cal. No. 412-23-Z; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony has offered that the use complies with all the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s) provided: the special use is issued solely to the applicant, Ravenswood Golf Club, LLC, and the development is consistent with the design and layout of the *untitled floor plan*, dated November 14, 2023, prepared by LSC Development, LLC; Site Plan and Building Elevations, dated September 19, 2022, and Second Floor Demolition Plan and Partial Second Floor Plans, dated January 11, 2021, prepared by Sullivan, Goulette, & Wilson.

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 12/18, 2023.

**APPROVED AS TO SUBSTANCE**

**CHAIRMAN**

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

**APPLICANT:** Ravenswood Golf Club, LLC **Cal. No.:** 412-23-Z  
**APPEARANCE FOR:** Braedon Lord **MINUTES OF MEETING:**  
November 17, 2023  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 4711 N. Ravenswood Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the required off-street parking requirement from seven stalls to zero for a proposed second floor sports and recreation participant use (golf facility). This is a transit served location which is located within 2,640 feet of a rail station entrance.

**ACTION OF BOARD - VARIATION GRANTED**

**ZBA**

**THE VOTE**

DEC 18 2023  
CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

BRIAN SANCHEZ  
ZURICH ESPOSITO  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 17, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on November 2, 2023; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the required off-street parking requirement from seven stalls to zero for a proposed second floor sports and recreation participant use (golf facility). This is a transit served location which is located within 2,640 feet of a rail station entrance; a special use was also approved for the subject property in Cal. No. 411-23-S; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that the foresaid variation request be and it hereby is granted subject to the following condition(s): the special use is issued solely to the applicant, Ravenswood Golf Club, LLC, and the development is consistent with the design and layout of the *untitled floor plan*, dated November 14, 2023, prepared by LSC Development, LLC; Site Plan and Building Elevations, dated September 19, 2022, and Second Floor Demolition Plan and Partial Second Floor Plans, dated January 11, 2021, prepared by Sullivan, Goulette, & Wilson.

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 12/18, 2023.

**APPROVED AS TO SUBSTANCE**

  
**CHAIRMAN**

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

**APPLICANT:** West Roscoe Street, LLC dba Lush Wine and Spirits Cal. No.413-23-S

**APPEARANCE FOR:** Michael Ezgur

**MINUTES OF MEETING:**  
November 17, 2023

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 2232-40 W. Roscoe Street

**NATURE OF REQUEST:** Application for a special use to expand an existing liquor store.

**ACTION OF BOARD – APPLICATION APPROVED**

**ZBA**

**THE VOTE**

DEC 18 2023

BRIAN SANCHEZ  
ZURICH ESPOSITO  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 17, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on November 2, 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 expand an existing liquor store; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony has offered that the use complies with all the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s) provided: the special use is issued solely to the applicant, West Roscoe Street, LLC dba Lush Wine and Spirits, and the development is consistent with the design and layout of the plans and drawings, dated November 17, 2023, prepared by O'Kelly Kasprak.

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 12/18, 2023.

**APPROVED AS TO SUBSTANCE**

  
**CHAIRMAN**

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

**APPLICANT:** JMP Development Company

**Cal. No.:** 414-23-Z

**APPEARANCE FOR:** Nicholas Ftikas

**MINUTES OF MEETING:**

November 17, 2023

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 529 N. Hartland Court

**NATURE OF REQUEST:** Application for a variation to reduce the rear setback from the required 22.12' to 5' for a proposed three-story single-family residence with mezzanine, roof top deck, roof top stair enclosure, attached two car garage with roof deck, rear porch at third story and rear stair at second and third story.

**ACTION OF BOARD - VARIATION GRANTED**

**ZBA**

DEC 18 2023

CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

BRIAN SANCHEZ  
ZURICH ESPOSITO  
SAM TOIA

**THE VOTE**

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 17, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on November 2, 2023; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the rear setback to 5' for a proposed three-story single-family residence with mezzanine, roof top deck, roof top stair enclosure, attached two car garage with roof deck, rear porch at third story and rear stair at second and third story; an additional variation was granted to the subject property in Cal. No. 415-23-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

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

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 12/18, 2023.

APPROVED AS TO SUBSTANCE

  
CHAIRMAN

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

**APPLICANT:** JMP Development Company **Cal. No.:** 415-23-Z  
**APPEARANCE FOR:** Nicholas Ftikas **MINUTES OF MEETING:**  
 November 17, 2023  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 529 N. Hartland Court

**NATURE OF REQUEST:** Application for a variation to relocate the required 96 square feet of rear yard open space to a proposed garage roof deck which will serve a proposed three-story, single-family residence.

**ACTION OF BOARD - VARIATION GRANTED**

**ZBA**

**THE VOTE**

DEC 18 2023

CITY OF CHICAGO  
 ZONING BOARD  
 OF APPEALS

BRIAN SANCHEZ  
 ZURICH ESPOSITO  
 SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

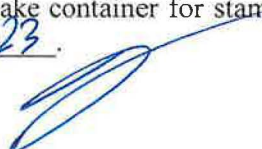
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 17, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on November 2, 2023; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to relocate the required 96 square feet of rear yard open space to a proposed garage roof deck which will serve a proposed three-story, single-family residence; an additional variation was granted to the subject property in Cal. No. 414-23-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

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

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 12/18, 2023.



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

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

**APPLICANT:** Coacoyula’s Beauty Salon Inc. Cal. No.416-23-S

**APPEARANCE FOR:** Nicholas Ftikas **MINUTES OF MEETING:** November 17, 2023

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 5823 W. Fullerton Avenue

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

**ACTION OF BOARD – APPLICATION APPROVED**



**THE VOTE**

DEC 18 2023

CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

BRIAN SANCHEZ  
ZURICH ESPOSITO  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 17, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on November 2, 2023; and

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

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

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 12/18, 2023.

**APPROVED AS TO SUBSTANCE**

  
**CHAIRMAN**



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

**APPLICANT:** Majur Tier Salon and Spa, LLC Cal. No.417-23-S  
**APPEARANCE FOR:** Tyler Manic **MINUTES OF MEETING:**  
November 17, 2023  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 7127 N. Clark Street

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

**ACTION OF BOARD – APPLICATION APPROVED**



**THE VOTE**

DEC 18 2023

CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

BRIAN SANCHEZ  
ZURICH ESPOSITO  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 17, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on November 2, 2023; and

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

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

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 12/18, 2023.

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

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

**APPLICANT:** American Blues Theater NFP d/b/a American Blues Theater

**Cal. No.:** 418-23-Z

**APPEARANCE FOR:** Sylvia Michas

**MINUTES OF MEETING:**  
November 17, 2023

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 5627 N. Lincoln Avenue

**NATURE OF REQUEST:** Application for a variation to establish a public place of amusement license for a live theater venue which is within 125' of a residential zoning district.

**ACTION OF BOARD - VARIATION GRANTED**

**ZBA**

**THE VOTE**

DEC 18 2023

CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

BRIAN SANCHEZ  
ZURICH ESPOSITO  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 17, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on November 2, 2023; and

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

RESOLVED, that the 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 12/18, 2023.



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

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

**APPLICANT:** Maikai Capital, LLC

**Cal. No.:** 419-23-Z

**APPEARANCE FOR:** Thomas Moore

**MINUTES OF MEETING:**  
November 17, 2023

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 2462 N. Orchard Street

**NATURE OF REQUEST:** Application for a variation to reduce the south side setback from the required 2' to zero (north to be 0.03'), combined side yard setback from 4.99' to 0.03' for a proposed addition of a dwelling unit in the basement of an existing three-story, three dwelling unit building and the construction of three balconies on the south side of the building.

**ACTION OF BOARD - VARIATION WITHDRAWN**

**ZBA**

**DEC 18 2023**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ  
ZURICH ESPOSITO  
SAM TOIA

**THE VOTE**

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

**APPROVED AS TO SUBSTANCE**

  
**CHAIRMAN**

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

**APPLICANT:** Firm Thai Massage & Spa, LLC Cal. No.421-23-S  
**APPEARANCE FOR:** Thomas Moore **MINUTES OF MEETING:** November 17, 2023  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 3105 N. Ashland Avenue

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

**ACTION OF BOARD – APPLICATION APPROVED**

**ZBA**

**THE VOTE**

DEC 18 2023

CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

BRIAN SANCHEZ  
ZURICH ESPOSITO  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

**THE RESOLUTION:**

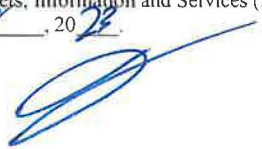
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 17, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on November 2, 2023; and


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 massage establishment; 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, Fern Thai Massage & Spa, LLC, and the establishment maintains clear non-reflective windows on the street-facing building facade, which shall not painted over, darkened or obstructed in any way, so that the reception and waiting area is visible from the street.

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 12/18, 2023.



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

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

**APPLICANT:** Diversey Beer Wine and Spirits, Inc. Cal. No.422-23-S  
**APPEARANCE FOR:** Thomas Moore **MINUTES OF MEETING:** November 17, 2023  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 936 W. Diversey Parkway

**NATURE OF REQUEST:** Application for a special use to establish a liquor store.

**ACTION OF BOARD – APPLICATION APPROVED**

**ZBA**

**THE VOTE**

DEC 18 2023

BRIAN SANCHEZ  
 ZURICH ESPOSITO  
 SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

CITY OF CHICAGO  
 ZONING BOARD  
 OF APPEALS

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 17, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on November 2, 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 liquor store; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony has offered that the use complies with all the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s) provided: the special use is issued solely to the applicant, Diversey Beer Wine and Spirits, Inc., and the development is consistent with the design and layout of the Floor Plan, dated November 16, 2023, prepared by ATSCo.

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 12/16, 2023.



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

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

**APPLICANT:** Vandross Hair Design, LLC Cal. No.423-23-S  
**APPEARANCE FOR:** Nicholas Standiford **MINUTES OF MEETING:**  
November 17, 2023  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 4507 N. Sheridan Road

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

**ACTION OF BOARD – APPLICATION APPROVED**

**ZBA**

**THE VOTE**

DEC 18 2023

CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

BRIAN SANCHEZ  
ZURICH ESPOSITO  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

**THE RESOLUTION:**

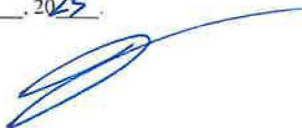
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 17, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on November 2, 2023; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a hair salon / 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 12/18, 2023.



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

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

**APPLICANT:** Haaayy, LLC Cal. No.424-23-S  
**APPEARANCE FOR:** Robert Walker **MINUTES OF MEETING:**  
**APPEARANCE AGAINST:** None November 17, 2023  
**PREMISES AFFECTED:** 2800 W. Madison Street

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

**ACTION OF BOARD – APPLICATION WITHDRAWN**

**THE VOTE**

**ZBA**

DEC 18 2023

CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

BRIAN SANCHEZ  
ZURICH ESPOSITO  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

**APPROVED AS TO SUBSTANCE**

  
**CHAIRMAN**

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

**APPLICANT:** Sharon Woodall / J & S Big Fellas Loc's and Fades, LLC Cal. No.425-23-S

**APPEARANCE FOR:** Same as Applicant

**MINUTES OF MEETING:**  
November 17, 2023

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 5407 S. Halsted Street

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

**ACTION OF BOARD – APPLICATION APPROVED**



**THE VOTE**

DEC 18 2023

CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

BRIAN SANCHEZ  
ZURICH ESPOSITO  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 17, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on November 2, 2023; and

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

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

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 12/18, 2023

**APPROVED AS TO SUBSTANCE**

**CHAIRMAN**



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

**APPLICANT:** Irma’s Magic Beauty Salon, LLC Cal. No.426-23-S  
**APPEARANCE FOR:** Same as Applicant **MINUTES OF MEETING:** November 17, 2023  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 4151 N. Western Avenue

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

**ACTION OF BOARD – APPLICATION APPROVED**

**ZBA**

**THE VOTE**

DEC 18 2023

BRIAN SANCHEZ  
 ZURICH ESPOSITO  
 SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

**CITY OF CHICAGO  
 ZONING BOARD  
 OF APPEALS**

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 17, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on November 2, 2023; and

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

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

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 12/18, 2023.



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

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

**APPLICANT:** Luciana Norwood Cal. No.427-23-S  
**APPEARANCE FOR:** Same as Applicant **MINUTES OF MEETING:**  
January 19, 2024  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 1801-03 W. 87<sup>th</sup> Street

**NATURE OF REQUEST:** Application for a special use to expand an existing tavern at 1801 W. 87th Street to the adjacent space at 1803 W. 87th Street and into a new enclosed rear patio on the ground floor of an existing one-story commercial building.

**ACTION OF BOARD – APPLICATION APPROVED**



**THE VOTE**

FEB 21 2024

CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

BRIAN SANCHEZ  
ANGELA BROOKS  
ZURICH ESPOSITO  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 19, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on November 2, 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 expand an existing tavern at 1801 W. 87th Street to the adjacent space at 1803 W. 87th Street and into a new enclosed rear patio on the ground floor of an existing one-story commercial building; 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, Luciana Norwood, and the development is consistent with the design and layout of the plans and drawings dated November 16, 2023, prepared by Beckley Engineering, 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 2/21, 2024

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

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

**APPLICANT:** Pilsen Tattoo, LLC Cal. No.428-23-S  
**APPEARANCE FOR:** Ximena Castro **MINUTES OF MEETING:**  
November 17, 2023  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 1259 W. 18<sup>th</sup> Street

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

**ACTION OF BOARD – APPLICATION APPROVED**



**THE VOTE**

DEC 18 2023

CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

BRIAN SANCHEZ  
ZURICH ESPOSITO  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 17, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on November 2, 2023; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a body art service (tattoo 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 12/18, 2023.

**APPROVED AS TO SUBSTANCE**  
  


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**CHAIRMAN**

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

**APPLICANT:** Vaishna Dhaba Inc.

**Cal. No.:** 348-23-Z

**APPEARANCE FOR:** David Rosenfeld

**MINUTES OF MEETING:**  
November 17, 2023

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 2519 W. Devon Avenue

**NATURE OF REQUEST:** Application for a variation to establish a public place of amusement license to be located with 125' of a residential zoning district.

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

**THE VOTE**

ZBA

DEC 18 2023

CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

BRIAN SANCHEZ  
ZURICH ESPOSITO  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

**APPROVED AS TO SUBSTANCE**

  
**CHAIRMAN**

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

**APPLICANT:** Vaishna Dhaba Inc.

**Cal. No.:** 349-23-Z

**APPEARANCE FOR:** David Rosenfeld

**MINUTES OF MEETING:**  
November 17, 2023

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 2519 W. Devon Avenue

**NATURE OF REQUEST:** Application for a variation to allow the expansion of the existing occupancy of an existing non-conforming medium venue (banquet hall) in an existing two-story.

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

**ZBA**

**DEC 18 2023**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ  
ZURICH ESPOSITO  
SAM TOIA

**THE VOTE**

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

**APPROVED AS TO SUBSTANCE**

  
**CHAIRMAN**

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

**APPLICANT:** Vaishna Dhaba Inc.

**Cal. No.:** 350-23-Z

**APPEARANCE FOR:** David Rosenfeld

**MINUTES OF MEETING:**  
November 17, 2023

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 2519 W. Devon Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the required of off-street parking space for a transit served location from fifteen parking spaces to zero for the expansion of the existing occupancy of an existing non-conforming banquet hall that is within 1,320' of a CTA bus line corridor along Devon Avenue.

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

**ZBA**

DEC 18 2023

CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

BRIAN SANCHEZ  
ZURICH ESPOSITO  
SAM TOIA

**THE VOTE**

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

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

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

**APPLICANT:** 4640 N. Western, LLC Cal. No.429-23-S

**APPEARANCE FOR:** Andrew Scott **MINUTES OF MEETING:**

November 17, 2023

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 4632-44 N. Western Ave. / 2402-10 W. Eastwood Ave.

**NATURE OF REQUEST:** Application for a special use to establish residential use below the second floor with a proposed six-story addition to the existing four-story, mixed-use building which will then contain seventy-four dwelling units, ten parking spaces, ground floor retail use and dwelling units on the ground floor.

**ACTION OF BOARD – APPLICATION APPROVED**

**ZBA**

**THE VOTE**

DEC 18 2023

BRIAN SANCHEZ  
ZURICH ESPOSITO  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

**THE RESOLUTION:**

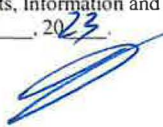
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 17, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on November 2, 2023; and


WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish residential use below the second floor with a proposed six-story addition to the existing four-story, mixed-use building which will then contain seventy-four dwelling units, ten parking spaces, ground floor retail use and dwelling units on the ground floor; an additional special use was approved and three variations were granted to the subject property in Cal. Nos. 430-23-S, 431-23-Z, 432-23-Z, and 433-23-Z; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony has offered that the use complies with all the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s) provided: the development is consistent with the Plan Area Diagrams Life Safety and Exiting, the Adaptable Unit Matrix, Site Plan, Lower Level Plan, Level 1 Plan, Level 2-4 Plan, Level 5 Plan, Level 6 Plan, Level 7 Plan, Roof Plan, East Elevations, South Elevation, West Elevations, and North Elevation, dated November 16, 2023, prepared by Hirsh MPG Architecture + Planning, and the Landscape Plan, dated November 16, 2023, prepared by Daniel Weinbach & Partners, 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 12/18, 2023. Page 32 of 58



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

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

**APPLICANT:** 4640 N. Western, LLC Cal. No.430-23-S

**APPEARANCE FOR:** Andrew Scott **MINUTES OF MEETING:**

November 17, 2023

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 4632-44 N. Western Ave. / 2402-10 W. Eastwood Ave.

**NATURE OF REQUEST:** Application for a special use to establish three business live/ work units for a proposed six-story addition to an existing four-story, mixed-use building which will than contain seventy-four dwelling units, ten parking spaces, ground floor retail use and ground floor dwelling units.

**ACTION OF BOARD – APPLICATION APPROVED**

**ZBA**

**THE VOTE**

DEC 18 2023

BRIAN SANCHEZ

ZURICH ESPOSITO

SAM TOIA

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 17, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on November 2, 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 three business live/ work units for a proposed six-story addition to an existing four-story, mixed-use building which will than contain seventy-four dwelling units, ten parking spaces, ground floor retail use and ground floor dwelling units; an additional special use was approved and three variations were granted to the subject property in Cal. Nos. 429-23-S; 431-23-Z, 432-23-Z, and 433-23-Z; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony has offered that the use complies with all the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s) provided: the development is consistent with the Plan Area Diagrams Life Safety and Exiting, the Adaptable Unit Matrix, Site Plan, Lower Level Plan, Level 1 Plan, Level 2-4 Plan, Level 5 Plan, Level 6 Plan, Level 7 Plan, Roof Plan, East Elevations, South Elevation, West Elevations, and North Elevation, dated November 16, 2023, prepared by Hirsh MPG Architecture + Planning, and the Landscape Plan, dated November 16, 2023, prepared by Daniel Weinbach & Partners, 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 12/18, 2023.  
Page 33 of 58



**APPROVED AS TO SUBSTANCE**

  
**CHAIRMAN**



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

**APPLICANT:** 4640 N. Western, LLC **Cal. No.:** 431-23-Z  
**APPEARANCE FOR:** Andrew Scott **MINUTES OF MEETING:**  
November 17, 2023  
**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 4632-44 N. Western Ave. / 2402-10 W. Eastwood Ave.

**NATURE OF REQUEST:** Application for a variation to reduce the rear setback from the required 30' to zero for a proposed six-story addition to the existing four-story, mixed-use building which will then contain seventy-four dwelling units, ten parking spaces and ground floor retail use.

**ACTION OF BOARD - VARIATION GRANTED**

**ZBA**

**THE VOTE**

DEC 18 2023

CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

BRIAN SANCHEZ  
ZURICH ESPOSITO  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 17, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on November 2, 2023; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the rear setback to zero for a proposed six-story addition to the existing four-story, mixed-use building which will then contain seventy-four dwelling units, ten parking spaces and ground floor retail use; two special uses were approved and an additional two variations were granted to the subject property in Cal. Nos. 429-23-S, 430-23-S, 432-23-Z, and 433-23-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that the foresaid variation request be and it hereby is granted subject to the following condition(s): the development is consistent with the Plan Area Diagrams Life Safety and Exiting, the Adaptable Unit Matrix, Site Plan, Lower Level Plan, Level 1 Plan, Level 2-4 Plan, Level 5 Plan, Level 6 Plan, Level 7 Plan, Roof Plan, East Elevations, South Elevation, West Elevations, and North Elevation, dated November 16, 2023, prepared by Hirsh MPG Architecture + Planning, and the Landscape Plan, dated November 16, 2023, prepared by Daniel Weinbach & Partners, 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 12/18, 2023.

**APPROVED AS TO SUBSTANCE**

  
**CHAIRMAN**



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

**APPLICANT:** 4640 N. Western, LLC **Cal. No.:** 432-23-Z  
**APPEARANCE FOR:** Andrew Scott **MINUTES OF MEETING:**  
November 17, 2023  
**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 4632-44 N. Western Ave. / 2402-10 W. Eastwood Ave.

**NATURE OF REQUEST:** Application for a variation to reduce the number of required off-street parking spaces from seventy-four to ten for a transit served location which is within 2,640 from a CTA rail station.

**ACTION OF BOARD - VARIATION GRANTED**

**ZBA**

**THE VOTE**

DEC 18 2023

CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

BRIAN SANCHEZ  
ZURICH ESPOSITO  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 17, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on November 2, 2023; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the number of required off-street parking spaces to ten for a transit served location which is within 2,640 from a CTA rail station; two special uses were approved and an additional two variations were granted to the subject property in Cal. Nos. 429-23-S, 430-23-S, 431-23-Z, and 433-23-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that the foresaid variation request be and it hereby is granted subject to the following condition(s): the development is consistent with the Plan Area Diagrams Life Safety and Exiting, the Adaptable Unit Matrix, Site Plan, Lower Level Plan, Level 1 Plan, Level 2-4 Plan, Level 5 Plan, Level 6 Plan, Level 7 Plan, Roof Plan, East Elevations, South Elevation, West Elevations, and North Elevation, dated November 16, 2023, prepared by Hirsh MPG Architecture + Planning, and the Landscape Plan, dated November 16, 2023, prepared by Daniel Weinbach & Partners, 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 12/18, 2023.

**APPROVED AS TO SUBSTANCE**

  
**CHAIRMAN**

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

**APPLICANT:** 4640 N. Western, LLC **Cal. No.:** 433-23-Z  
**APPEARANCE FOR:** Andrew Scott **MINUTES OF MEETING:**  
November 17, 2023  
**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 4632-44 N. Western Ave. / 2402-10 W. Eastwood Ave.

**NATURE OF REQUEST:** Application for a variation to eliminate the one required loading space for a proposed six-story addition to an existing four-story, mixed-use building which shall then contain seventy-four dwelling units, ten parking spaces and ground floor retail use.

**ACTION OF BOARD - VARIATION GRANTED**

ZBA

**THE VOTE**

DEC 18 2023

CITY OF CHICAGO  
 ZONING BOARD  
 OF APPEALS

BRIAN SANCHEZ  
 ZURICH ESPOSITO  
 SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 17, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on November 2, 2023; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to eliminate the one required loading space for a proposed six-story addition to an existing four-story, mixed-use building which shall then contain seventy-four dwelling units, ten parking spaces and ground floor retail use; two special uses were approved and an additional two variations were granted to the subject property in Cal. Nos. 429-23-S, 430-23-S, 431-23-Z, and 432-23-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that the foresaid variation request be and it hereby is granted subject to the following condition(s): the development is consistent with the Plan Area Diagrams Life Safety and Exiting, the Adaptable Unit Matrix, Site Plan, Lower Level Plan, Level 1 Plan, Level 2-4 Plan, Level 5 Plan, Level 6 Plan, Level 7 Plan, Roof Plan, East Elevations, South Elevation, West Elevations, and North Elevation, dated November 16, 2023, prepared by Hirsh MPG Architecture + Planning, and the Landscape Plan, dated November 16, 2023, prepared by Daniel Weinbach & Partners, 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 12/18, 2023.

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



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

**APPLICANT:** Chick-Fil-A, Inc. Cal. No.434-23-S  
**APPEARANCE FOR:** Peter Friedman **MINUTES OF MEETING:**  
November 17, 2023  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 8151-8221 W. Higgins Avenue

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

**ACTION OF BOARD – APPLICATION APPROVED**

**ZBA**

**THE VOTE**

DEC 18 2023

CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

BRIAN SANCHEZ  
ZURICH ESPOSITO  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

**THE RESOLUTION:**

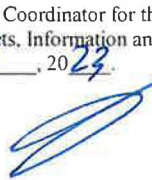
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 17, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on November 2, 2023; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a drive-through facility to serve a proposed one-story, 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, Chick-Fil-A, Inc., and the development is consistent with the design and layout of the Overall Site Plan, Site Plan, Landscape Plan, and Autoturn Exhibit], dated November 13, 2023, prepared by HRGreen, and Elevations (2 sheets) and Floor Plan, dated November 13, 2023, prepared by Chick-fil-A.

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 12/18, 2023.



**APPROVED AS TO SUBSTANCE**

  
**CHAIRMAN**

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

**APPLICANT:** 2410 Prop Limited

Cal. No.435-23-S

**APPEARANCE FOR:** Timothy Barton

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

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 2435-55 E. 95<sup>th</sup> Street

**NATURE OF REQUEST:** Application for a special use to establish a one-story gas station with a mini mart.

**ACTION OF BOARD – Continued to February 16, 2024 at 2:00pm.**

**THE VOTE**

**ZBA**  
  
FEB 21 2024  
  
CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

BRIAN SANCHEZ  
ANGELA BROOKS  
ZURICH ESPOSITO  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		

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

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

**APPLICANT:** Jann Dragovich Cal. No.329-22-S  
**APPEARANCE FOR:** Thomas Moore **MINUTES OF MEETING:**  
November 17, 2023  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 2350 N. Clybourn Avenue

**NATURE OF REQUEST:** Application for a special use to establish residential use below the second floor by converting an existing commercial unit in an existing three-story, two dwelling unit building to a three-story, three dwelling unit building.

**ACTION OF BOARD – DISMISSED**



DEC 18 2023

CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

**THE VOTE**

BRIAN SANCHEZ  
ZURICH ESPOSITO  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

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

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

**APPLICANT:** Maria Black Gold 721, Inc. Cal. No.13-23-S  
**APPEARANCE FOR:** Nicholas Ftikas **MINUTES OF MEETING:**  
**APPEARANCE AGAINST:** None November 17, 2023  
**PREMISES AFFECTED:** 72 E. 51<sup>st</sup> Street

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

**ACTION OF BOARD – WITHDRAWN**

**THE VOTE**

**ZBA**

DEC 18 2023

CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

BRIAN SANCHEZ  
ZURICH ESPOSITO  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

**APPROVED AS TO SUBSTANCE**

  
**CHAIRMAN**

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

**APPLICANT:** Maria Black Gold 721, Inc. Cal. No.14-23-Z  
**APPEARANCE FOR:** Nicholas Ftikas **MINUTES OF MEETING:**  
**APPEARANCE AGAINST:** None November 17, 2023  
**PREMISES AFFECTED:** 72 E. 51<sup>st</sup> Street

**NATURE OF REQUEST:** Application for a variation to reduce the minimum lot area for a proposed gas station from the required 20,000 square feet to 15,975.5 square feet.

**ACTION OF BOARD – WITHDRAWN**

**ZBA**

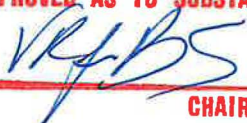
DEC 18 2023

CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

BRIAN SANCHEZ  
ZURICH ESPOSITO  
SAM TOIA

**THE VOTE**

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

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



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

**APPLICANT:** 2037 N. Kenneth, Inc. Cal. No.271-23-S

**APPEARANCE FOR:** Nicholas Ftikas **MINUTES OF MEETING:** November 17, 2023

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 2351 W. Flourney Street

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

**ACTION OF BOARD – APPLICATION APPROVED**

**ZBA**

**THE VOTE**

DEC 18 2023

CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

BRIAN SANCHEZ  
ZURICH ESPOSITO  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 17, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on August 3, 2023; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish residential use below the second floor for a proposed four-story, eight dwelling unit building; a variation was also granted to the subject property in Cal. No. 272-23-Z; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony has offered that the use complies with all the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s) provided: the development is consistent with the design and layout of the plans and elevations dated August 17, 2023, prepared by Hanna Architects, Inc.

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 12/18, 2023.

**APPROVED AS TO SUBSTANCE**

  
**CHAIRMAN**

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

**APPLICANT:** 2037 N. Kenneth, Inc.

**Cal. No.:** 272-23-Z

**APPEARANCE FOR:** Nicholas Ftikas

**MINUTES OF MEETING:**  
November 17, 2023

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 2351 W. Flourmoy Street

**NATURE OF REQUEST:** Application for a variation to reduce the rear setback from the required 30' to 20' on floors containing dwelling units for a proposed four-story, eight dwelling unit building.

**ACTION OF BOARD - VARIATION GRANTED**

**ZBA**

**THE VOTE**

DEC 18 2023  
CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

BRIAN SANCHEZ  
ZURICH ESPOSITO  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

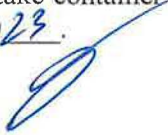
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 17, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on August 3, 2023; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the rear setback to 20' on floors containing dwelling units for a proposed four-story, eight dwelling unit building; a special use was also approved for the subject property in Cal. No. 271-23-S; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that the foresaid variation request be and it hereby is granted subject to the following condition(s): the development is consistent with the design and layout of the plans and elevations dated August 17, 2023, prepared by Hanna Architects, Inc.

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 12/18, 2023.



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

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

**APPLICANT:** 2037 N. Kenneth, Inc. Cal. No.273-23-S  
**APPEARANCE FOR:** Nicholas Ftikas **MINUTES OF MEETING:**  
 November 17, 2023  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 2355 W. Flournoy Street

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

**ACTION OF BOARD – APPLICATION APPROVED**

**ZBA**

**THE VOTE**

DEC 18 2023

CITY OF CHICAGO  
 ZONING BOARD  
 OF APPEALS

BRIAN SANCHEZ  
 ZURICH ESPOSITO  
 SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 17, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on August 3, 2023; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish residential use below the second floor for a proposed four-story, eight dwelling unit building; a variation was also granted to the subject property in Cal. No. 274-23-Z; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony has offered that the use complies with all the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s) provided: the development is consistent with the design and layout of the Site Plan; Landscape Plan; 1<sup>st</sup> Floor Plan; Basement Floor Plan; 2<sup>nd</sup>, 3<sup>rd</sup>, and 4<sup>th</sup> Floor Plan; Roof Plan; Western Ave Elevation; South Elevation; and East Elevation; dated August 17, 2023; and the Flournoy St. Elevation, dated August 18, 2023, all prepared by Hanna Architects, Inc.

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 12/18, 2023.



**APPROVED AS TO SUBSTANCE**

  
**CHAIRMAN**

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

APPLICANT: 2037 N. Kenneth, Inc.

Cal. No.: 274-23-Z

APPEARANCE FOR: Nicholas Ftikas

MINUTES OF MEETING:  
November 17, 2023

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2355 W. Flournoy Street

NATURE OF REQUEST: Application for a variation to reduce the rear setback from the required 30' to 20' on floors containing dwelling units for a proposed four-story, eight dwelling unit building.

ACTION OF BOARD - VARIATION GRANTED

ZBA

THE VOTE

DEC 18 2023

BRIAN SANCHEZ  
ZURICH ESPOSITO  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 17, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on August 3, 2023; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the rear setback to 20' on floors containing dwelling units for a proposed four-story, eight dwelling unit building; a special use was also approved for the subject property in Cal. No. 273-23-S; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that the foresaid variation request be and it hereby is granted subject to the following condition(s): the development is consistent with the design and layout of the Site Plan; Landscape Plan; 1<sup>st</sup> Floor Plan; Basement Floor Plan; 2<sup>nd</sup>, 3<sup>rd</sup>, and 4<sup>th</sup> Floor Plan; Roof Plan; Western Ave Elevation; South Elevation; and East Elevation; dated August 17, 2023; and the Flournoy St. Elevation, dated August 18, 2023, all prepared by Hanna Architects, Inc.

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 12/18, 2023.

APPROVED AS TO SUBSTANCE

  
CHAIRMAN

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

**APPLICANT:** 1423-1425-1427 N. Sedgwick Street, LLC

**Cal. No.:** 293-23-Z

**APPEARANCE FOR:** Sara Barnes

**MINUTES OF MEETING:**

November 17, 2023

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 1421 N. Sedgwick Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the rear setback on floors containing dwelling units from the required 30' to 6.92' for a proposed six-story, twenty-three dwelling unit building with nine parking spaces and rear raised decks.

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

**ZBA**

DEC 18 2023

CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

BRIAN SANCHEZ  
ZURICH ESPOSITO  
SAM TOIA

**THE VOTE**

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

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

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

**APPLICANT:** 1423-1425-1427 N. Sedgwick Street, LLC

**Cal. No.:** 294-23-Z

**APPEARANCE FOR:** Sara Barnes

**MINUTES OF MEETING:**  
November 17, 2023

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 1421 N. Sedgwick Avenue

**NATURE OF REQUEST:** Application for a variation to eliminate the one required 10' x 25' loading berth for a proposed six-story, twenty-three dwelling unit building with nine parking spaces and rear raised decks.

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

ZBA

DEC 18 2023

CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

BRIAN SANCHEZ  
ZURICH ESPOSITO  
SAM TOIA

**THE VOTE**

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

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

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

**APPLICANT:** Uruapan Properties, LLC Cal. No.322-23-S  
**APPEARANCE FOR:** Rolando Acosta **MINUTES OF MEETING:**  
**APPEARANCE AGAINST:** None November 17, 2023  
**PREMISES AFFECTED:** 2548 S. Hamlin Avenue

**NATURE OF REQUEST:** Application for a special use to establish a nine-parking space off-site parking lot to meet the parking requirement for a proposed eight dwelling unit building located at 3801 W. 26th Street which is less than 600 feet away.

**ACTION OF BOARD – WITHDRAWN**

**ZBA**

DEC 18 2023

CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

**THE VOTE**

BRIAN SANCHEZ  
ZURICH ESPOSITO  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

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

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

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

**APPEARANCE FOR:** Same as Applicant **MINUTES OF MEETING:** November 17, 2023

**APPEARANCE AGAINST:** None

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

**NATURE OF REQUEST:** Application for a variation to reduce the south side setback from the required 6' to 5.46' (north to be 2.62'), combined side yard setback from 18' to 8.11' for a proposed swimming pool in the rear of an existing single-family residence.

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

**ZBA**

**DEC 18 2023**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ  
ZURICH ESPOSITO  
SAM TOIA

**THE VOTE**

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

**APPROVED AS TO SUBSTANCE**

  
**CHAIRMAN**



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

**APPLICANT:** Racine Product, Inc. Cal. No.338-23-S  
**APPEARANCE FOR:** Jack George **MINUTES OF MEETING:**  
**APPEARANCE AGAINST:** None November 17, 2023  
**PREMISES AFFECTED:** 8137-47 Racine Avenue

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

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

**THE VOTE**

**ZBA**

**DEC 18 2023**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ  
ZURICH ESPOSITO  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

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

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

**APPLICANT:** McDonald’s Corporation Cal. No.344-23-S  
**APPEARANCE FOR:** Elvin Charity **MINUTES OF MEETING**  
**APPEARANCE AGAINST:** None November 17, 2023  
**PREMISES AFFECTED:** 6336 S. Ashland Avenue

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

**ACTION OF BOARD – APPLICATION APPROVED**



DEC 18 2023

CITY OF CHICAGO  
 ZONING BOARD  
 OF APPEALS

BRIAN SANCHEZ  
 ZURICH ESPOSITO  
 SAM TOIA

**THE VOTE**

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 17, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on August 31, 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 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: the special use is issued solely to the applicant, McDonald's Corporation, and the development is consistent with the design and layout of the Demo Floor Plan, New Floor Plan, and Site Plan, dated, November 14, 2023, and Landscape Plan, dated November 15, 2023, all 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 12/18, 2023.

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

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

**APPLICANT:** Dawat-E-Islami Inc. an Illinois non-for-profit corporation Cal. No.372-23-S

**APPEARANCE FOR:** Nicholas Ftikas

**MINUTES OF MEETING**  
November 17, 2023

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 6829 N. Western Avenue

**NATURE OF REQUEST:** Application for a special use to establish a two-story religious assembly facility.

**ACTION OF BOARD – APPLICATION APPROVED**

**ZBA**

**THE VOTE**

DEC 18 2023

CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

BRIAN SANCHEZ  
ZURICH ESPOSITO  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 17, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on August 31, 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 two-story religious assembly facility; a variation was also granted to the subject property in Cal. No. 373-23-Z; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony has offered that the use complies with all the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s) provided: (1) the special use is issued solely to the applicant, Dawat-E-Islami, Inc. an Illinois non-for-profit corporation, (2) the development is consistent with the design and layout of the plans and elevations dated November 8, 2023 prepared by Jef + Associates, LLC., (3) the peak capacity of the primary prayer room does not exceed 155 persons, and (4) all prayer services take place on the 2<sup>nd</sup> floor within the designated primary (men’s) and women’s prayer rooms.

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 12/18, 2023.



**APPROVED AS TO SUBSTANCE**

  
**CHAIRMAN**

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

**APPLICANT:** Dawat-E-Islami Inc. an Illinois not-for-profit corporation **Cal. No.:** 373-23-Z

**APPEARANCE FOR:** Nicholas Ftikas

**MINUTES OF MEETING:**  
November 17, 2023

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 6829 N. Western Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the number of required loading berths from one to zero for a proposed two-story religious assembly.

**ACTION OF BOARD - VARIATION GRANTED**

**ZBA**

**THE VOTE**

DEC 18 2023

BRIAN SANCHEZ  
ZURICH ESPOSITO  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 17, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on August 31, 2023; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the number of required loading berths to zero for a proposed two-story religious assembly; a special use was also approved for the subject property in Cal. No. 372-23-S; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that the foresaid variation request be and it hereby is granted subject to the following condition(s): (1) the special use is issued solely to the applicant, Dawat-E-Islami, Inc. an Illinois non-for-profit corporation, (2) the development is consistent with the design and layout of the plans and elevations dated November 8, 2023 prepared by Jef + Associates, LLC., (3) the peak capacity of the primary prayer room does not exceed 155 persons, and (4) all prayer services take place on the 2<sup>nd</sup> floor within the designated primary (men's) and women's prayer rooms.

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

12/18, 2023.

**APPROVED AS TO SUBSTANCE**

  
**CHAIRMAN**

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

**APPLICANT:** Shaan 95<sup>th</sup> and Jeffrey, LLC Cal. No.385-23-S

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

November 17, 2023

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 2115-25 E. 95<sup>th</sup> Street

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

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

**THE VOTE**

**ZBA**

DEC 18 2023

CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

BRIAN SANCHEZ  
ZURICH ESPOSITO  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

**APPROVED AS TO SUBSTANCE**

  
**CHAIRMAN**

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

**APPLICANT:** Shaan 95<sup>th</sup> and Jeffrey, LLC Cal. No.386-23-Z

**APPEARANCE FOR:** Nicholas Ftikas **MINUTES OF MEETING:**  
November 17, 2023

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 2115-25 E. 95<sup>th</sup> Street

**NATURE OF REQUEST:** Application for a variation to eliminate shrubs and ornamental fence at required 7' landscape setback along E. 95th Street for a proposed one-story restaurant with a single drive through facility with on-site parking.

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

**THE VOTE**

**ZBA**

DEC 18 2023

CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

BRIAN SANCHEZ  
ZURICH ESPOSITO  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

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

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

**APPLICANT:** Mastoura Corporation Cal. No.389-23-S  
**APPEARANCE FOR:** Nicholas Standiford **MINUTES OF MEETING**  
**APPEARANCE AGAINST:** None November 17, 2023  
**PREMISES AFFECTED:** 2355-57 N. Damen Avenue

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

**ACTION OF BOARD – APPLICATION APPROVED**

**ZBA**

**THE VOTE**

DEC 18 2023

BRIAN SANCHEZ  
 ZURICH ESPOSITO  
 SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

CITY OF CHICAGO  
 ZONING BOARD  
 OF APPEALS

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 17, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on October 5, 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 cannabis infuser facility; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony has offered that the use complies with all the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s) provided: 1) the special use is issued solely to the applicant, Mastoura Corporation; (2) no retail sales, samples, or physical product displays or stock are allowed at this facility; (3) no cannabis growing or production are allowed at this facility; (4) the development is consistent with the design and layout of the plans and drawings, dated November 17, 2023, prepared by Robert N. Friedman; and the Odor Plan for 2355-57 N. Damen Avenue, dated October 20, 2023, prepared by Lenny Ganshirt; and (5) details and final design for the odor control system and components, including but not limited to: the size, type, and location of equipment, filters, roof top and/or ground mounted mechanical units and exterior system exhaust, etc., and details on the design and location of the airlocks, system layout, etc. are reviewed and approved by Chicago Department of Public Health prior to issuance of any 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 12/18, 2023.



**APPROVED AS TO SUBSTANCE**

  
**CHAIRMAN**

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

**APPLICANT:**Green & Randle, LLC / Nature’s Grace & Wellness, LLC (co-applicants)Cal. No.398-23-S

**APPEARANCE FOR:** Sara Barnes

**MINUTES OF MEETING**  
November 17, 2023

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 2601-07 W. Cermak Road

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

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

**ZBA**

**THE VOTE**

DEC 18 2023

CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

BRIAN SANCHEZ  
ZURICH ESPOSITO  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

**APPROVED AS TO SUBSTANCE**

  
**CHAIRMAN**