CITY OF CHICAGO ZONING BOARD OF APPEALS FRIDAY- January 31, 2025 121 N. LaSalle, Second Floor City Council Chambers

THIS MEETING OF THE ZONING BOARD OF APPEALS IS AN <u>IN-PERSON</u> MEETING. THERE WILL BE <u>NO</u> REMOTE PARTICIPATION. ANYONE WISHING TO PARTICIPATE IN THE MEETING MUST BE PHYSICALLY PRESENT AT 121 N. LASALLE STREET, SECOND FLOOR, CITY COUNCIL CHAMBERS.

PHYSICALLY PRESENT FOR ALL OR SOME PORTIONS

Brian Sanchez, Chairman Angela Brooks Helen Shiller Adrian Soto Swathi Staley

Chairman Sanchez called the meeting to order at 9:13 AM. Chairman Sanchez undertook a roll call vote to establish the presence of a quorum. The hearings commenced with five members present (Chairman, Brooks, Shiller, Soto, and Staley).

Motion to approve the minutes for the December 20, 2024 regular meeting of the Zoning Board of Appeals ("Board") made by Chairman. Second by Staley. Motion carried 5-0; yeas – Chairman, Brooks, Shiller, Soto, and Staley.

Motion to approve the agenda for the January 31, 2025 regular meeting of the Board made by Chairman. Second by Staley. Motion carried 5-0; yeas – Chairman, Brooks, Shiller, Soto, and Staley.

9:00 A.M.

1-25-S	ZONING DISTRICT: B3-2	WARD: 1
APPLICANT:	Fade O'clock Inc.	
OWNER:	Orlando Arango	
PREMISES AFFECTED:	2419 W. North Avenue	
SUBJECT:	Application for a special use to establish a hair salon.	
	Motion to approve made by Chairman. Second by Staley.	
	Motion carried 5-0; yeas – Chairm	an, Brooks, Shiller, Soto,
	and Staley.	
2-25-S	ZONING DISTRICT: B3-2	WARD: 16
APPLICANT:	735 W Garfield, LLC / Kevin Nugen	t
	755 W Guilleid, LLC / Revin Rugen	C C
OWNER:	735 Garfield, LLC	L .
OWNER: PREMISES AFFECTED:	735 Garfield, LLC	L .
	735 Garfield, LLC	
PREMISES AFFECTED:	735 Garfield, LLC 735 W. Garfield Boulevard	lish residential use below the
PREMISES AFFECTED:	735 Garfield, LLC735 W. Garfield BoulevardApplication for a special use to estab	lish residential use below the ing commercial spaces to

	Motion to approve made by Chairman. Second by Staley. Motion carried 5-0; yeas – Chairman, Brooks, Shiller, Soto, and Staley.	
3-25-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	 ZONING DISTRICT: B3-2 WARD: 16 735 Garfield, LLC / Kevin Nugent 735 Garfield, LLC 735 W. Garfield Boulevard Application for a variation to reduce the additional parking requirements from four stalls to zero to convert an existing forty-eight dwelling unit building to a fifty-two dwelling unit building. This is a transit served location. Motion to approve made by Chairman. Second by Staley. Motion carried 5-0; yeas – Chairman, Brooks, Shiller, Soto, and Staley. 	
4-25-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	 ZONING DISTRICT: B3-1 WARD: 37 Sunshine Horizons, LLC dba Karaoke on the Ave Shirley Fields 5234 W. Chicago Avenue Application for a variation to allow the expansion of the maximum allowable floor area by 20.05 square feet for the construction of a proposed two-story rear addition to an existing building being renovated and converted to a new first floor entertainment small venue use with one dwelling unit above building and to establish two new unenclosed off-street parking spaces accessed by a public alley. Motion to approve made by Chairman. Second by Staley. Motion carried 5-0; yeas – Chairman, Brooks, Shiller, Soto, and Staley. 	
5-25-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	 ZONING DISTRICT: B3-1 WARD: 37 Sunshine Horizons, LLC dba Karaoke on the Ave Shirley Fields 5234 W. Chicago Avenue Application for a variation to establish a public place of amusement license for a proposed first floor entertainment small venue which is located within 125' of a residential district. Motion to approve made by Chairman. Second by Staley. Motion carried 5-0; yeas – Chairman, Brooks, Shiller, Soto, and Staley. 	
6-25-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT: B3-1WARD: 37Sunshine Horizons, LLC dba Karaoke on the AveShirley Fields5234 W. Chicago AvenueApplication for a variation to reduce the number of the requiredoff-street parking from nine-spaces to two for a proposed first floorentertainment small venue with one dwelling unit above and toestablish two new unenclosed off-street parking spaces accessed by	

	a public alley with eight unenclosed bicycle parking spaces. Motion to approve made by Chairman. Second by Staley. Motion carried 5-0; yeas – Chairman, Brooks, Shiller, Soto, and Staley.	
7-25-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT: RS-3 Stephanie Vasconcellos Matthew and Stephanie Vasconcellos 3044 N. Clifton Avenue Application for a variation to reduce the required 9.47' to 7.89' for a proposed tw existing two-story, single-family residen Motion to approve made by Chairman Motion carried 5-0; yeas – Chairman and Staley.	o-story front porch for an nce. n. Second by Staley.
8-25-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT: B1-1 Kangu Fades Barber Shop, LLC Czeslaw Obrochta & Jessica Obrochta 4953 W. 63rd Street Application for a special use to establish Motion to approve made by Chairma Motion carried 5-0; yeas – Chairman and Staley.	n. Second by Staley.
9-25-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT: B1-1 BEDS Plus, Inc. Amrut Lila, LLC 8515-25 S. Cicero Avenue Application for a special use to establish residences. Motion to approve made by Chairman Motion carried 5-0; yeas – Chairman and Staley.	n. Second by Staley.
10-25-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT: C1-1WARD: 33Pathways in Education- IllinoisHawkeye Properties and Workforce Innovations, Inc.2936-44 W. Belmont AvenueApplication for a special use to establish a school.Motion to approve made by Chairman. Second by Staley.Motion carried 5-0; yeas – Chairman, Brooks, Shiller, Soto, and Staley.	
11-25-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT: B3-2 Vital Health 888, LLC STF Properties, LLC 2212 W. North Avenue Application for a special use to establish	WARD: 32

	Motion to approve made by Chairman. Second by Staley. Motion carried 5-0; yeas – Chairman, Brooks, Shiller, Soto, and Staley.	
12-25-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT: RS-2WARD: 50JFMC- Facilities CorporationSame as applicant2757 W. Jerome StreetApplication for a variation to reduce the front setback from therequired 20' to 3.73' to convert a one car garage serving an existingone-story family community home into livable space and use theexisting driveway as a parking space.Motion to approve made by Chairman. Second by Staley.Motion carried 5-0; yeas – Chairman, Brooks, Shiller, Soto,and Staley.	
13-25-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	 ZONING DISTRICT: B3-2 WARD: 49 The Leather Archives and Museum Inc. Same as applicant 6418 N. Greenview Avenue Application for a variation to establish a public place of amusement license for a museum to provide events, and ticket sales within 125' of a residential zoning district. Motion to approve made by Chairman. Second by Staley. Motion carried 5-0; yeas – Chairman, Brooks, Shiller, Soto, and Staley. 	
14-25-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT: RS-2WARD: 18Ernesto Ayala & Daniela HernandezSame as applicant7929 S. Kolin AvenueApplication for a variation to reduce the front setback from the required 25.7' to 23.8', south side setback from 5' to 3' (north to be 5'), combined side yard setback from 13.5' to 8' for a proposed second floor addition and new attached one car garage to an existing two-story, single-family residence.Motion to approve made by Chairman. Second by Staley. Motion carried 5-0; yeas – Chairman, Brooks, Shiller, Soto, and Staley.	
15-25-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT: RS-3WARD: 1Felix Widjaja & Delia SetiawanSame as applicant1838 N. Rockwell StreetApplication for a variation to allow a proposed two-story, twodwelling unit principal building and a two-story additionaldwelling unit coach house one dwelling unit accessory building fora lot that has 91% of the required minimum lot area.	

	Motion to approve made by Chairman. Second by Staley. Motion carried 5-0; yeas – Chairman, Brooks, Shiller, Soto, and Staley.	
16-25-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT: RS-3 Felix Widjaja & Delia Setiawan Same as applicant 1838 N. Rockwell Street Application for a variation to reduce the the required 2' to 1.042' (south to be 3.0 setback from 4.425' to 4.125' for a prope dwelling unit principal building and a tw dwelling unit coach house one dwelling a lot that has 91% of the required minim three dwelling units on the lot. Motion to approve made by Chairman Motion carried 5-0; yeas – Chairman and Staley.	 83') combined side yard osed two-story two wo-story additional unit accessory building for num lot area for a total of n. Second by Staley.
17-25-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	 ZONING DISTRICT: RS-3 Felix Widjaja & Delia Setiawan Same as applicant 1838 N. Rockwell Street Application for a variation to reduce the the required 450 square feet to 254.08 set two-story two dwelling unit principal be additional dwelling unit coach house on building. Motion to approve made by Chairman Motion carried 5-0; yeas – Chairman and Staley. 	quare feet for a proposed uilding and a two-story e dwelling unit accessory n. Second by Staley.
18-25-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT: RS-3 Felix Widjaja & Delia Setiawan Same as applicant 1838 N. Rockwell Street Application for a variation to reduce the street parking from three stalls to two for two dwelling unit principal building and dwelling unit coach house one dwelling with an attached two car garage accesse Motion to approve made by Chairman Motion carried 5-0; yeas – Chairman and Staley.	or a proposed two-story, d a two-story, additional unit accessory building d by a public alley. n. Second by Staley.
19-25-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT: B1-2 RelaxShesNatural, LLC Sophia Investments I, LLC 1048 N. Ashland Avenue Application for a special use to establish 5	WARD: 1 h a hair and nail salon.

	Motion to approve made by Chairman. Second by Staley. Motion carried 5-0; yeas – Chairman, Brooks, Shiller, Soto, and Staley.	
20-25-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT: B3-3WARD: 27Veracruz Real Estate, LLCsame as applicant2436 W. Madison StreetApplication for a special use to convert an existing ground floorcommercial use to an artist live/ work space in an existing four-story mixed-use building.Motion to approve made by Chairman. Second by Staley.Motion carried 5-0; yeas – Chairman, Brooks, Shiller, Soto,and Staley.	
21-25-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	 ZONING DISTRICT: B3-3 WARD: 27 Veracruz Real Estate, LLC Same as applicant 2436 W. Madison Street Application for a variation to reduce the required additional parking from one space to zero to convert an existing ground floor commercial use to an artist live/ work space in an existing fourstory mixed-use building. Motion to approve made by Chairman. Second by Staley. Motion carried 5-0; yeas – Chairman, Brooks, Shiller, Soto, and Staley. 	
22-25-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	 ZONING DISTRICT: RS-2 WARD: 41 Cody Butzen Same as applicant 7306 N. Oriole Avenue Application for a variation to reduce the front setback from the required 19.96' to 17.48', north side setback from 4.4' to 2.4' (south to be 3.87'), combined side yard setback from 13.2' to 6.27' for a proposed second story addition with cantilevers at front and sides, new rear one-story addition with roof top deck above, and new rear one-story open deck at an existing one-story, single-family residence. Motion to approve made by Chairman. Second by Staley. Motion carried 5-0; yeas – Chairman, Brooks, Shiller, Soto, and Staley. 	
23-25-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT: B3-1WARD: 30Wild West Tattoos, LLCSt Patrick's Plaza, LLC c/o Mega Properties5755 W. Belmont AvenueApplication for a special use to establish a tattoo serviceestablishment.	

	Motion to approve made by Chairman. Second by Staley. Motion carried 5-0; yeas – Chairman, Brooks, Shiller, Soto, and Staley.	
24-25-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT: RS-3 Damen Huron, LLC Same as applicant 1958 W. Huron Street Application for a variation to reduce the required 36.9' to zero for a proposed twe existing two-story, two dwelling unit me Motion to approve made by Chairman Motion carried 5-0; yeas – Chairman and Staley.	vo-story rear addition to the nixed use building. an. Second by Staley.
25-25-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT: RT-4 Kathleen and Robert Kolodgy Same as applicant 2139 N. Clifton Avenue Application for a variation to increase to 3,178 square feet to 3,932 square feet for addition to the existing three-story, sing Motion to approve made by Chairman Motion carried 5-0; yeas – Chairman and Staley.	or a proposed second floor gle-family residence. an. Second by Staley.
26-25-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT: RT-4 Kathleen & Robert Kolodgy Same as applicant 2139 N. Clifton Avenue Application for a variation to reduce th the required 2' to 1.18' (south to be 2.91 setback from 5' to 4.09' for a proposed an existing single-family residence. Motion to approve made by Chairman Motion carried 5-0; yeas – Chairman and Staley.	1'), combined side yard second floor rear addition to an. Second by Staley.

Motion to move into closed session pursuant to Section 2(c)(4) of the Open Meetings Act for the purpose of considering the evidence and testimony presented in open session made by the Chairman. Second by Staley. Motion carried 5-0; yeas – Chairman, Brooks, Shiller, Soto, and Staley. Meeting went into closed session at 10:22AM.

Motion to return to open session made by the Chairman. Second by Staley. Motion carried 5-0; yeas – Chairman, Brooks, Shiller, Soto, and Staley. Meeting returned to open session at 10:33AM. Following the return to open session, the Board then voted on matters presented before them.

At 10:35AM, Chairman made a motion to recess until 2:00 PM. Second by Staley. Motion carried 5-0: yeas – Chairman, Brooks, Shiller, Soto, and Staley. The Board then stood in recess until 2:00 PM.

At 2:04 PM, Chairman made a motion to reconvene the meeting. Second by Staley. Motion carried 5-0: yeas – Chairman, Brooks, Shiller, Soto, and Staley. The Board then reconvened at 2:04 PM.

2:00 P.M.

27-25-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	 ZONING DISTRICT: B3-2 WARD: 1 Adrout Euro Business, Ltd. dba Dermalicious med-spa-san studio Sorrento Inc. / Dominick Geraci 2038 W. Division Street Application for a special use to establish a hair salon. Motion to approve made by Chairman. Second by Staley. Motion carried 5-0; yeas – Chairman, Brooks, Shiller, Soto, and Staley.
28-25-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	 ZONING DISTRICT: RS-3 WARD: 32 Nora Militz Same as applicant 1930 W. School Street Application for a variation to increase the existing floor area ratio from 1.01 to 1.10 for a proposed third floor story addition for a conversion to a three-story two dwelling unit building with basement. Motion to approve made by Chairman. Second by Staley. Motion carried 5-0; yeas – Chairman, Brooks, Shiller, Soto, and Staley.
29-25-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT: RS-3WARD: 32Nora MilitzSame as applicant1930 W. School StreetApplication for a variation to increase the building height from the maximum 30' to 32' for a third story addition for the conversion to a three story, two dwelling unit building.Motion to approve made by Chairman. Second by Staley. Motion carried 5-0; yeas – Chairman, Brooks, Shiller, Soto, and Staley.
30-25-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT: RS-3WARD: 32Nora MilitzSame as applicant1930 W. School StreetApplication for a variation to reduce the west side setback from therequired 2' to 0.84' (east to be 3.30'). combined side yard setbackfrom 5' to 4.14' for a proposed third story addition for theconversion to a three-story, two dwelling unit building.

	Motion to approve made by Chairman. Second by Staley. Motion carried 5-0; yeas – Chairman, Brooks, Shiller, Soto, and Staley.	
31-25-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT: DX-12WARD: 2Circa Jewels, LLC*JHTC Holdings, LLC875 N. Michigan Avenue, Unit 1370Application for a special use to establish a valuable objects dealerlicense.Motion to approve made by Chairman. Second by Staley.Motion carried 5-0; yeas – Chairman, Brooks, Shiller, Soto, and Staley.	
*Amended at the hearing 32-25-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT: B1-1WARD: 19Pk salon Suites, LLCSemrad Properties, LLC11111 S. Western AvenueApplication for a special use to establish a hair and nail salon.Motion to approve made by Chairman. Second by Staley.Motion carried 5-0; yeas – Chairman, Brooks, Shiller, Soto, and Staley.	
33-25-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	 ZONING DISTRICT: B2-1 WARD: 9 Daniel Z. Smith d/b/a Danny's Barber Shop Daniel Z. Smith 10950 S. Wentworth Avenue Application for a special use to establish a hair salon. Motion to approve made by Chairman. Second by Staley. Motion carried 5-0; yeas – Chairman, Brooks, Shiller, Soto, and Staley. 	
34-25-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT: B3-1WARD: 41Infinite Beauty 88, LLCSang Chel Chung, Trustee of the Chung's Family Revocable Trust6719 N. Northwest HighwayApplication for a special use to establish a hair and nail salon.Motion to approve made by Chairman. Second by Staley.Motion carried 5-0; yeas – Chairman, Brooks, Shiller, Soto, and Staley.	
35-25-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT: B3-1WARD: 21Kiara Nail Spa, LLC87th Chatham Xchange, LLC / Acre Chatham 87th Retail, LLC/Legacy 87th Street NA, LLC115 W. 87th StreetApplication for a special use to establish a nail salon.Continued to February 21, 2025 at 2:00pm.	

36-25-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT: RS-3 WARD: 32 Robert C. Cooney Same as applicant 1901 W. Oakdale Avenue Application for a variation to reduce the rear setback from the required 35.01' to 26.58', west side setback from 4.29' to zero (east to be zero), combined side yard setback from 10.72' to zero for a proposed raised deck and planter, a sport court/ patio with new fence and gates to an existing two-story, single-family residence. Motion to approve made by Chairman. Second by Staley. Motion carried 5-0; yeas – Chairman, Brooks, Shiller, Soto, and Staley.
37-25-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	 ZONING DISTRICT: B2-3 WARD: 1 West Town Gamma Sub, LLC Same as applicant 1342 W. Ohio Street Application for a variation to reduce the front setback from the required 10' 5', west side setback from 2' to zero (east to be 3'), combined side yard setback from 4.80' to 3' for a proposed three-story, six dwelling unit building. Motion to approve made by Chairman. Second by Staley. Motion carried 5-0; yeas – Chairman, Brooks, Shiller, Soto, and Staley.
38-25-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	 ZONING DISTRICT: RM-5 WARD: 2 Robert Bessio and Jennifer Daily Same as applicant 305 W. Concord Place Application for a variation to reduce the rear yard setback from the required 27.66' to zero for a proposed one car garage with roof deck and pergola to serve an existing two-story, single-family residence. Motion to approve made by Chairman. Second by Staley. Motion carried 5-0; yeas – Chairman, Brooks, Shiller, Soto, and Staley.
39-25-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT: RM-5 WARD: 2 Robert Bessio and Jennifer Daily Same as applicant 305 W. Concord Place Application for a variation to relocate the required 124 square feet of rear yard open space to the garage roof deck which is over 4' aboveground for a proposed one-car garage with a roof deck and pergola to serve an existing two-story, single-family residence. Motion to approve made by Chairman. Second by Staley. Motion carried 5-0; yeas – Chairman, Brooks, Shiller, Soto, and Staley.

40-25-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT: B1-2 Alice Driscoll same as applicant 2820 N. Southport Avenue Application for a special use to estab second floor within an existing three- building to be converted to a two dwo Motion to approve made by Chairn Motion carried 5-0; yeas – Chairm and Staley.	-story one dwelling unit elling unit building. nan. Second by Staley.
41-25-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	 ZONING DISTRICT: RS-3.5 Jeffey Ramsey and Jeanne M. Cullen Same as applicant 3634 N. Lakewood Avenue Application for a variation to reduce from 2' each to zero, combined side y zero, rear setback from 34.62' to zero north side spiral stair and south side se trellis and fireplace for an existing two residence. Motion to approve made by Chairn Motion carried 5-0; yeas – Chairm and Staley. 	the east and west side setback yard setback from 5.14' to o for a proposed rear deck with stairs and garage pergola/ yo-story, single-family man. Second by Staley.
	REMANDED COURT CASE	
195-23-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT: C1-1 Mid City Food & Fuel # 2, Inc. Joliet Fuel & Mini Mart Inc. 7051 S. Wabash Avenue Application for a special use to estab with mini mart. Continued to February 21, 2024 at Chairman directed Applicant's Co- brief describing what can be offere hearing and why by February 7, 20 Corporation Counsel provide writt 2025. Matter to be decided on Febr <u>CONTINUED CASES</u>	2:00pm. unsel to provide a written d into evidence at remanded 025. Chairman directed ten response by February 14,
462-24-Z	ZONING DISTRICT: RS-3	WARD: 25
APPLICANT: OWNER: PREMISES AFFECTED:	Decolores, LLC Sergio Reyes & Priscilla Reyes 1626 S. Halsted Street	

Application for a variation to reduce the rear setback from the required 16' to 5' in order to expand an existing restaurant. **Withdrawn**

SUBJECT:

468-24-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT: C1-3 Anwer Tamras Same as applicant 1463 W. Montrose Avenue Application for a special use to establish second floor for a proposed three-story a dwelling units at the rear of an existing to building which is located within 1,320' of roadway segment. Motion to approve made by Chairman Motion carried 5-0; yeas – Chairman and Staley.	addition containing three three-story, mixed-use of a CTA bus line corridor n. Second by Staley.
469-24-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT: C1-3 Anwer Tamras Same as applicant 1463 W. Montrose Application for a variation to reduce the required 30' to 2.41' for a proposed rear containing three new dwelling units at a mixed-use building that is located within corridor roadway segment. Motion to approve made by Chairman Motion carried 5-0; yeas – Chairman and Staley.	three-story addition n existing three-story, n 1,320' of a CTA bus line n. Second by Staley.
470-24-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT: C1-3WARD: 47Anwer TamrasSame as applicant1463 W. Montrose AvenueApplication for a variation to reduce the required number of off- street parking spaces for a transit served location from three parking spaces to zero for a proposed rear three-story addition containing three new dwelling units at an existing three-story, mixed-use building that is located within 1,320' of a CTA bus line corridor roadway segment.Motion to approve made by Chairman. Second by Staley. Motion carried 5-0; yeas – Chairman, Brooks, Shiller, Soto, and Staley.	

Motion to move into closed session pursuant to Section 2(c)(4) of the Open Meetings Act for the purpose of considering the evidence and testimony presented in open session made by the Chairman. Second by Staley. Motion carried 5-0; yeas – Chairman, Brooks, Shiller, Soto, and Staley. Meeting went into closed session at 2:59 PM.

Motion to return to open session made by the Chairman. Second by Staley. Motion carried 5-0; yeas – Chairman, Brooks, Shiller, Soto, and Staley. Meeting returned to open session at 3:14PM. Following the return to open session, the Board then voted on matters presented before them.

Motion to approve all continuance requests made by the Chairman. Second by Staley. Motion carried 5-0; yeas – Chairman, Brooks, Shiller, Soto, and Staley.

Motion to approve all withdrawal requests made by the Chairman. Second by Staley. Motion carried 5-0; yeas – Chairman, Brooks, Shiller, Soto, and Staley.

Motion to approve all written resolutions containing findings of fact consistent with the votes of the Board at its December 20, 2024 regular meeting made by the Chairman. Second by Staley. Motion carried 5-0; yeas – Chairman, Brooks, Shiller, Soto, and Staley.

At 3:19PM, Chairman made a motion to adjourn. Second by Staley. Motion carried 5-0; yeas – Chairman, Brooks, Shiller, Soto, and Staley).

Adjournment.