CITY OF CHICAGO ZONING BOARD OF APPEALS FRIDAY- October 18, 2024 121 N. LaSalle, 10th Floor, Room 1003 A

Approval of the minutes from the September 20, 2024, regular meeting of the Zoning Board of Appeals.

Approval of the agenda for the October 18, 2024, regular meeting of the Zoning Board of Appeals.

9:00 A.M.

SPECIAL USE EXTENSION REQUEST

234-23-S ZONING DISTRICT: PMD-4A WARD: 27

APPLICANT: WeDriveU America, LLC, Inc.

OWNER: TP Fulton, LLC **PREMISES AFFECTED:** 2545 W. Fulton Street

SUBJECT: Application for a special use to establish utilities and services,

major in a proposed one-story building to establish a transit

maintenance facility with outdoor transit storage.

Approved

REGULAR CALL

405-24-S APPLICANT:WARD: 47
Khanh Hung, LLC dba Ravenswood Nail Party

OWNER: Ryan Bros. Enterprises **PREMISES AFFECTED:** 1716 W. Lawrence Avenue

SUBJECT: Application for a special use to establish a nail salon.

Approved

406-24-S ZONING DISTRICT: B1-2 WARD: 30

APPLICANT: Sonia Maribel Lema Guachichulca

OWNER: Oi I. Pua

PREMISES AFFECTED: 5536 W. Belmont Avenue

SUBJECT: Application for a special use to establish a hair and nail salon.

Approved

407-24-S ZONING DISTRICT: B3-1 WARD: 45

APPLICANT: NW Barbershop c/ o Abdulkader Matsharka

OWNER: Antonio Nigro

PREMISES AFFECTED: 5533 N. Milwaukee Avenue

SUBJECT: Application for a special use to establish a hair salon.

408-24-S ZONING DISTRICT: B3-1 WARD: 38

APPLICANT: Fades by Adi Inc. **OWNER:** Alfred Karalli

PREMISES AFFECTED: 3304 N. Harlem Avenue

SUBJECT: Application for a special use to establish a barber shop.

Approved

409-24-Z ZONING DISTRICT: RS-2 WARD: 50

APPLICANT: Aaron Topper
OWNER: Same as applicant
PREMISES AFFECTED: 2941 W. Morse Avenue

SUBJECT: Application for a variation to reduce the rear setback from the

required 34.48' to 20.09', west side setback from 8.5' to 7.49' (east to be 18.04'), combined side setback shall be 25.53' for a proposed

two-story single-family residence with front patio and two

enclosed parking spaces.

• Continued to November 15, 2024 at 9:00am.

410-24-Z ZONING DISTRICT: RS-2 WARD: 50

APPLICANT: Aaron Topper
OWNER: Same as applicant
PREMISES AFFECTED: 2941 W. Morse Avenue

SUBJECT: Application for a variation to increase the floor area ratio from .65

to .66 for a proposed two-story single-family residence with front

patio and two enclosed parking spaces.

• Continued to November 15, 2024 at 9:00am.

411-24-S ZONING DISTRICT: B3-3 WARD: 2

APPLICANT: Little Forest Massage, LLC **OWNER:** 409-411 North Commercial. Inc.

PREMISES AFFECTED: 411 W. North Avenue

SUBJECT: Application for a special use to establish a massage service.

Approved

412-24-S ZONING DISTRICT: B3-1 WARD: 29

APPLICANT: Raising Cane's Restaurants, LLC

OWNER: Net Lease Realty I, Inc. **PREMISES AFFECTED:** 6601-17 W. Grand Avenue

SUBJECT: Application for a special use to establish a dual lane drive through

to serve a fast-food restaurant.

413-24-Z ZONING DISTRICT: B3-3 WARD: 5

APPLICANT: South Shore Commercial Property, LLC

OWNER: Same as applicant

PREMISES AFFECTED: 1936-50 E. 71st Street / 7052 S. Jeffrey Boulevard

SUBJECT: Application for a variation to reduce the amount of street facing

transparent window area required along 71st street from 716.11 square feet to 551.28 square feet and along Jeffrey Boulevard from 528.19 square feet to 357.42 square feet for a proposed three-story, multi-use building that is located within 2,640' of a Metra rail

station entrance.

Approved

414-24-Z ZONING DISTRICT: B3-3 WARD: 5

APPLICANT: South Shore Commercial Property, LLC

OWNER: Same as applicant

PREMISES AFFECTED: 1936-50 E. 71st Street / 7052 S. Jeffrey Boulevard

SUBJECT: Application for a variation to allow a facade that is greater than 5'

from the sidewalk for a proposed three-story, multi-use building that is located within 2,640' of a Metra rail station entrance.

• Approved

415-24-Z ZONING DISTRICT: B3-3 WARD: 5

APPLICANT: South Shore Commercial Property, LLC

OWNER: Same as applicant

PREMISES AFFECTED: 1936-50 E. 71st Street / 7052 S. Jeffrey Boulevard

SUBJECT: Application for a variation to allow two proposed driveways for

access to required on site accessory parking and loading for a property that is required to comply with pedestrian street standards under 17-3-0308 for a proposed three-story, multi-use building that

is located within 2,640' of a Metra rail station entrance.

Approved

416-24-Z ZONING DISTRICT: B3-3 WARD: 5

APPLICANT: South Shore Commercial Property, LLC

OWNER: Same as applicant

PREMISES AFFECTED: 1936-50 E. 71st Street / 7052 S. Jeffrey Boulevard

SUBJECT: Application for a variation to reduce the number of off-street

parking spaces for a transit served location from sixty-five to twelve parking spaces for a proposed three-story, multi-use building that is located within 2,640' of a Metra rail station

entrance.

417-24-Z ZONING DISTRICT: B3-3 WARD: 5

APPLICANT: South Shore Commercial Property, LLC

OWNER: Same as applicant

PREMISES AFFECTED: 1936-50 E. 71st Street / 7052 S. Jeffrey Boulevard **SUBJECT:** Application for a variation to establish a public place of

amusement license to be located within 125' of a residential use for a proposed three-story, multi-use building that is located within

2,640' of a Metra rail station entrance.

• Approved

418-24-S ZONING DISTRICT: B3-2 WARD: 39

APPLICANT: Amen African Hair Braids, LLC

OWNER: SUP II North Mayfair Commons, LLC

PREMISES AFFECTED: 5240 N. Pulaski Road

SUBJECT: Application for a special use to establish a hair braiding salon.

Approved

419-24-Z ZONING DISTRICT: RS-3 WARD: 31

APPLICANT: Mariana Bahena
OWNER: Same as applicant
PREMISES AFFECTED: 2650 N. Kildare Avenue

SUBJECT: Application for a variation to reduce the north side setback from

the required 2.32' to 0.8' (south side yard shall be 5.1') for a proposed three-story enclosed rear porch onto an existing three-story, two dwelling unit building being renovated and converted to

a three dwelling unit building.

Approved

420-24-S ZONING DISTRICT: B3-2 WARD: 35

APPLICANT: 4645 North Clark, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 3642 W. Oakdale Avenue

SUBJECT: Application for a special use to establish residential use below the

second floor for a proposed four-story, four dwelling unit building.

Approved

421-24-S ZONING DISTRICT: POS-1 WARD: 24

APPLICANT: New Cingular Wireless PCS, LLC

OWNER: Chicago Park District **PREMISES AFFECTED:** 1802 S. Sacramento Drive

SUBJECT: Application for a special use to establish a 60' monopole with

associated equipment for a freestanding wireless communication

facility within an existing regional park in Douglass Park.

422-24-S ZONING DISTRICT: B3-1 WARD: 45

APPLICANT: Ag Bells II, LLC **OWNER:** Lainey, LLC

PREMISES AFFECTED: 5224 N. Northwest Highway

SUBJECT: Application for a special use to establish a single lane drive

through to serve a proposed fast-food restaurant in an existing

building.

Approved

423-24-Z ZONING DISTRICT: B3-1 WARD: 45

APPLICANT: AG Bells, II, LLC **OWNER:** Lainey, LLC

PREMISES AFFECTED: 5224 N. Northwest Highway

SUBJECT: Application for a variation to reduce the landscape perimeter from

the required 7' to 5.5' for a proposed fast-food restaurant with a

single lane drive-through in an existing building.

Approved

424-24-S ZONING DISTRICT: B3-1 WARD: 35

APPLICANT: 3014 N. California, LLC

OWNER: Same as applicant

PREMISES AFFECTED: 3014 N. California Avenue

SUBJECT: Application for a special use to expand an existing first-floor

dwelling unit into the basement in an existing two-story, six dwelling unit building to be converted to a four dwelling unit

building.

Approved

425-24-S ZONING DISTRICT: B3-2 WARD: 44

APPLICANT: 934, LLC

OWNER: Same as applicant

PREMISES AFFECTED: 934 W. Diversey Parkway

SUBJECT: Application for a special use to convert the ground floor

commercial space to a business live/work unit with office use to the existing three-story, mixed-use building with three dwelling

units above.

Approved

426-24-Z ZONING DISTRICT: RM-5 WARD: 4

APPLICANT: Jacobdabuilder, Inc. oWNER: same as applicant

PREMISES AFFECTED: 4827 S. St. Lawrence Avenue

SUBJECT: Application for a variation to reduce the front setback from the

required 15' to 11', north side setback from 2' to 0.5' (south to be 1.55'), combined side yard setback from 4.5' to 2.05' for a proposed three-story, three dwelling unit building with a detached two car

garage in a transit served location.

427-24-Z ZONING DISTRICT: RT-4 WARD: 32

APPLICANT: Jason and Laura Elizabeth Grover

OWNER: Same as applicant

PREMISES AFFECTED: 2058 W. Webster Avenue

SUBJECT: Application for a variation to increase the existing floor area from

3,024 to 3,333 square feet for a proposed third floor addition to an

existing three-story, single-family residence.

Approved

428-24-Z ZONING DISTRICT: RT-4 WARD: 1

APPLICANT: Semco Realty Partners, LLC

OWNER: Same as applicant

PREMISES AFFECTED: 1118 N. Oakley Boulevard

SUBJECT: Application for a variation to reduce the rear setback from the

required 30' to 10.40' for a proposed rear three-story enclosed porch for the existing three-story, six dwelling unit building.

Approved

429-24-Z ZONING DISTRICT: RT-4 WARD: 1

APPLICANT: Semco Realty Partners, LLC

OWNER: Same as applicant

PREMISES AFFECTED: 1118 N. Oakley Boulevard

SUBJECT: Application for a variation to increase the floor area amount from

the existing 5,394.12 square feet to 5,861.37 square feet (467.25 square feet) for a proposed rear three-story enclosed porch for the

existing three-story, six dwelling unit building.

Approved

430-24-S ZONING DISTRICT: B3-2 WARD: 44

APPLICANT: Holy Fade Hair Parlor, LLC OWNER: Chicago Apartment Place

PREMISES AFFECTED: 3345 N. Broadway

SUBJECT: Application for a special use to establish a hair salon.

Approved

431-24-Z ZONING DISTRICT: RM-5 WARD: 2

APPLICANT: 1647 N. Sedgwick Condo Association

OWNER: Same as applicant

PREMISES AFFECTED: 1647 N. Sedgwick Street

SUBJECT: Application for a variation to reduce the rear setback from the

required 30' to 22.83', south side setback from 2' to 1' for a

proposed rear porch and stairs and a new detached two car garage with roof top deck and access stairs from the rear porch on an

existing three-story, three dwelling unit building.

432-24-Z ZONING DISTRICT: RM-5 WARD: 2

APPLICANT: 1647 N. Sedgwick Condo Association

OWNER: Same as applicant

PREMISES AFFECTED: 1647 N. Sedgwick Street

SUBJECT: Application for a variation to relocate the 118.23 square feet of

required rear yard open space onto the roof deck of the proposed garage more than 6' above grade for a proposed rear porch and stairs and a proposed two car detached garage with rooftop deck and access stairs from the rear porch on an existing three-story,

three dwelling unit building.

Approved

433-24-S ZONING DISTRICT: B3-3 WARD: 26

APPLICANT: Exclusa Enterprise, Inc.

OWNER: Raymond Figueroa and Teresa Delgado

PREMISES AFFECTED: 3018-22 W. North Avenue

SUBJECT: Application for a special use to establish an outdoor patio,

expansion of a tavern.

• Continued to December 20, 2024 at 2:00pm.

434-24-S ZONING DISTRICT: PMD-4 WARD: 27

APPLICANT: Padel Chicago, LLC
OWNER: Walnut Paulina, LLC
PREMISES AFFECTED: 219 N. Paulina Street

SUBJECT: Application for a special use to establish a sports and recreation

participant (private health club to include padel tennis, conference

rooms, office lounge and locker rooms) in PMD 4A Kinzie

Corridor.

Approved

435-24-S ZONING DISTRICT: B3-2 WARD: 47

APPLICANT: Mushapa, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 4346 N. Western Avenue

SUBJECT: Application for a special use to establish a gas station with an

expanded convenience store from 2,246 square feet to 3,862 square

feet.

Approved

436-24-Z ZONING DISTRICT: B3-2 WARD: 47

APPLICANT: Mushapa, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 4346 N. Western Avenue

SUBJECT: Application for a variation to reduce the minimum lot area from

the required 20,000 square feet to 14,364 square feet for a proposed gas station with an expanded convenience store.

437-24-Z ZONING DISTRICT: B3-2 WARD: 47

APPLICANT: Mushapa, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 4346 N. Western Avenue

SUBJECT: Application for a variation to reduce 36 lineal feet of perimeter

landscape setback to zero feet and eliminating required tree and

shrub hedge.

Approved

438-24-S ZONING DISTRICT: B3-2 WARD: 49

APPLICANT: Al-Rahman Business, Inc.

OWNER: Same as applicant **PREMISES AFFECTED:** 7201 N. Clark Street

SUBJECT: Application for a special use to expand an existing one-story gas

station with a 497.12 square foot addition.

Approved

439-24-Z ZONING DISTRICT: B3-2 WARD: 49

APPLICANT: Al-Rahman Business, Inc.

OWNER: Same as applicant **PREMISES AFFECTED:** 7201 N. Clark Street

SUBJECT: Application for a variation to reduce the minimum lot area from

the required 20,000 square feet to 18,590 square feet for a gas

station with a proposed 497.12 square foot addition.

Approved

440-24-Z ZONING DISTRICT: B3-2 WARD: 49

APPLICANT: Al Rahman Business, Inc.

OWNER: Same as applicant **PREMISES AFFECTED:** 7201 N. Clark Street

SUBJECT: Application for a variation to eliminate the 7' landscape setback

with trees and shrubs along Clark Street and to accept an existing wooden trash enclosure (instead of masonry one) and to waive hose bibs requirements for a gas station with proposed addition.

Approved

441-24-S ZONING DISTRICT: B3-5 WARD: 27

APPLICANT: 455 Carpenter Owner, LLC

OWNER: Same as applicant

PREMISES AFFECTED: 465 N. Carpenter Street / 1019-25 W. Grand Avenue

SUBJECT: Application for a special use to allow a proposed residential use to

be located within 660' of an existing use listed in 17-3-0307 for a proposed five-story, mixed use building. This is a transit served

location.

442-24-Z ZONING DISTRICT: B3-5 WARD: 27

APPLICANT: 455 Carpenter Owner, LLC

OWNER: Same as applicant

PREMISES AFFECTED: 465 N. Carpenter Street / 1019-25 W. Grand Avenue

SUBJECT: Application for a variation to reduce the required setback from the

side building line to a roof top stair and elevator enclosure from 100.86' to 60.67' for a proposed five-story, mixed use building.

This is a transit served location.

Approved

443-24-Z ZONING DISTRICT: B3-5 WARD: 27

APPLICANT: 455 Carpenter Owner, LLC

OWNER: Same as applicant

PREMISES AFFECTED: 465 N. Carpenter Street / 1019-25 W. Grand Avenue

SUBJECT: Application for a variation to allow up to 25% reduction to the

amount of street facing transparent window area required from 972.8 square feet to 730 square feet for a proposed five-story

mixed use building. This is a transit served location.

Approved

444-24-S ZONING DISTRICT: DX-12 WARD: 42

APPLICANT: ABM Industry Groups, LLC **OWNER:** LIPT Ontario Owner, LLC

PREMISES AFFECTED: 33 W. Ontario Street

SUBJECT: Application for a special use to establish a non-accessory parking

garage (365 spaces) located outside the downtown district.

• Continued to December 20, 2024 at 2:00pm.

445-24-S ZONING DISTRICT: C-2 WARD: 22

APPLICANT: Self Help Federal Credit Union

OWNER: Same as applicant

PREMISES AFFECTED: 2508-24 S. Pulaski Road

SUBJECT: Application for a special use to establish a proposed drive through

ATM within an existing, updated parking lot, serving a financial institution (Self-Help Federal Credit Union) located at 3960 W.

26th Street.

2:00 P.M.

CONTINUANCES

264-24-S ZONING DISTRICT: M2-2 WARD: 27

APPLICANT: C7 R Holdings Grow, LLC
OWNER: Grand Properties Franklin, LLC
PREMISES AFFECTED: 3300 W. Franklin Boulevard

SUBJECT: Application for a special use to establish a cannabis craft grow

facility.

Withdrawn

336-24-Z ZONING DISTRICT: RT-4 WARD: 25

APPLICANT: LocHomes, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 2006 S. Des Plaines Street

SUBJECT: Application for a variation to reduce the minimum lot area from

the required 3,000 square feet to 2,925 square feet for a proposed three-story, three dwelling unit building with a rear open porch and

detached three car garage.

Approved

337-24-Z ZONING DISTRICT: RT-4 WARD: 25

APPLICANT: LocHomes, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 2006 S. Des Plaines Street

SUBJECT: Application for a variation to increase the area occupied by an

accessory building in a required setback from 526 square feet to 573 square feet for a proposed detached three-car garage to serve a

proposed three-story, three dwelling unit building.

Approved

Approval of the written resolutions containing findings of fact consistent with the votes of the Board at its September 20, 2024 regular meeting.

Adjournment.