

**CITY OF CHICAGO ZONING BOARD OF APPEALS**

**FRIDAY- October 18, 2024**

**121 N. LaSalle, 10<sup>th</sup> Floor, Room 1003A**

**THIS MEETING OF THE ZONING BOARD OF APPEALS IS AN IN-PERSON MEETING. THERE WILL BE NO REMOTE PARTICIPATION. ANYONE WISHING TO PARTICIPATE IN THE MEETING MUST BE PHYSICALLY PRESENT AT 121 N. LASALLE STREET, 10<sup>th</sup> Floor, Room 1003A.**

**PHYSICALLY PRESENT FOR ALL OR SOME PORTIONS**

**Brian Sanchez, Chairman  
Helen Shiller  
Adrian Soto  
Swathi Staley**

**Chairman Sanchez called the meeting to order at 9:07 AM. Chairman Sanchez undertook a roll call vote to establish the presence of a quorum. The hearings commenced with four members present (Chairman, Shiller, Soto, and Staley).**

**Motion to approve the minutes for the September 20, 2024 regular meeting of the Zoning Board of Appeals (“Board”) made by Chairman. Second by Soto. Motion carried 4-0; yeas – Chairman, Shiller, Soto, and Staley.**

**Motion to approve the agenda for the October 18, 2024 regular meeting of the Board made by Chairman. Second by Soto. Motion carried 4-0; yeas – Chairman, Shiller, Soto, and Staley.**

**9:00 A.M.**

**SPECIAL USE EXTENSION REQUEST**

<b>234-23-S</b>	<b>ZONING DISTRICT: PMD-4A</b>	<b>WARD: 27</b>
<b>APPLICANT:</b>	WeDriveU America, LLC, Inc.	
<b>OWNER:</b>	TP Fulton, LLC	
<b>PREMISES AFFECTED:</b>	2545 W. Fulton Street	
<b>SUBJECT:</b>	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.	
	<b>Motion to approve made by Chairman. Second by Soto.</b>	
	<b>Motion carried 4-0; yeas – Chairman, Shiller, Soto, and Staley.</b>	

**REGULAR CALL**

<b>405-24-S</b>	<b>ZONING DISTRICT: B3-1.5</b>	<b>WARD: 47</b>
<b>APPLICANT:</b>	Khanh Hung, LLC dba Ravenswood Nail Party	
<b>OWNER:</b>	Ryan Bros. Enterprises	
<b>PREMISES AFFECTED:</b>	1716 W. Lawrence Avenue	
<b>SUBJECT:</b>	Application for a special use to establish a nail salon.	













**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.  
**Motion to approve made by Chairman. Second by Soto.**  
**Motion carried 4-0; yeas – Chairman, Shiller, Soto, and Staley.**

**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.  
**Motion to approve made by Chairman. Second by Soto.**  
**Motion carried 4-0; yeas – Chairman, Shiller, Soto, and Staley.**

**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.  
**Motion to approve made by Chairman. Second by Soto.**  
**Motion carried 4-0; yeas – Chairman, Shiller, Soto, and Staley.**

**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.  
**Motion to approve made by Chairman. Second by Soto.**  
**Motion carried 4-0; yeas – Chairman, Shiller, Soto, and Staley.**

**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.  
**Motion to approve made by Chairman. Second by Soto.**  
**Motion carried 4-0; yeas – Chairman, Shiller, Soto, and Staley.**

**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.  
**Motion to approve made by Chairman. Second by Soto.**  
**Motion carried 4-0; yeas – Chairman, Shiller, Soto, and Staley.**

**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.  
**Motion to approve made by Chairman. Second by Soto.**  
**Motion carried 4-0; yeas – Chairman, Shiller, Soto, and Staley.**

**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.  
**Motion to approve made by Chairman. Second by Soto.**  
**Motion carried 4-0; yeas – Chairman, Shiller, Soto, and Staley.**

**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.  
**Motion to approve made by Chairman. Second by Soto.**  
**Motion carried 4-0; yeas – Chairman, Shiller, Soto, and Staley.**

**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.





**Motion to approve all written resolutions containing findings of fact consistent with the votes of the Board at its September 20, 2024 regular meeting made by the Chairman. Second by Soto. Motion carried 3-0; yeas – Chairman, Shiller, and Soto (Staley absent).**

**At 2:13 PM, Chairman made a motion to adjourn. Second by Soto. Motion carried 3-0; yeas – Chairman, Shiller, and Soto (Staley absent).**

**Adjournment 2:13 PM**