# 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 <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, 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

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.

Motion to approve made by Chairman. Second by Soto.

Motion carried 4-0; yeas - Chairman, Shiller, Soto, and Staley.

## **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.

Motion carried 4-0; yeas - Chairman, Shiller, Soto, and Staley.

**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.

Motion to approve made by Chairman. Second by Soto.

Motion carried 4-0; yeas - Chairman, Shiller, Soto, and Staley.

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.

Motion to approve made by Chairman. Second by Soto.

Motion carried 4-0; yeas – Chairman, Shiller, Soto, and Staley.

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.

Motion to approve made by Chairman. Second by Soto.

Motion carried 4-0; yeas – Chairman, Shiller, Soto, and Staley.

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.

Motion to approve made by Chairman. Second by Soto.

Motion carried 4-0; yeas – Chairman, Shiller, Soto, and Staley.

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.

Motion to approve made by Chairman. Second by Soto.

Motion carried 4-0; yeas - Chairman, Shiller, Soto, and Staley.

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.

Motion to approve made by Chairman. Second by Soto.

Motion carried 4-0; yeas - Chairman, Shiller, Soto, and Staley.

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.

Motion to approve made by Chairman. Second by Soto.

Motion carried 4-0; yeas – Chairman, Shiller, Soto, and Staley.

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. **Motion to approve made by Chairman. Second by Soto.** 

Motion carried 4-0; yeas - Chairman, Shiller, Soto, and Staley.

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

**APPLICANT:** South Shore Commercial Property, LLC

**OWNER:** Same as applicant

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

**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.

Motion to approve made by Chairman. Second by Soto.

Motion carried 4-0; yeas – Chairman, Shiller, Soto, and Staley.

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.

Motion to approve made by Chairman. Second by Soto.

Motion carried 4-0; yeas – Chairman, Shiller, Soto, and Staley.

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

**APPLICANT:** Amen African Hair Braids, LLC

SUP II North Mayfair Commons, LLC **OWNER:** 

PREMISES AFFECTED: 5240 N. Pulaski Road

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

Motion to approve made by Chairman. Second by Soto.

Motion carried 4-0; yeas – Chairman, Shiller, Soto, and Staley.

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

**APPLICANT:** Mariana Bahena **OWNER:** Same as applicant

2650 N. Kildare Avenue PREMISES AFFECTED:

**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 threestory, two dwelling unit building being renovated and converted to

a three dwelling unit building.

Motion to approve made by Chairman. Second by Soto.

Motion carried 4-0; yeas – Chairman, Shiller, Soto, and Staley.

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

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

3642 W. Oakdale Avenue PREMISES AFFECTED:

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

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

Motion carried 4-0; yeas - Chairman, Shiller, Soto, and Staley.

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.

Motion to approve made by Chairman. Second by Soto.

Motion carried 4-0; yeas - Chairman, Shiller, Soto, and Staley.

At 10:40 AM, Chairman made a motion to recess until 10:50 AM. Second by Soto. Motion carried 4-0: yeas – Chairman, Shiller, Soto, and Staley. The Board then stood in recess until 10:50 AM.

At 10:50 AM, Chairman made a motion to reconvene the meeting. Second by Soto. Motion carried 4-0: yeas – Chairman, Shiller, Soto, and Staley. The Board then reconvened at 10:50 AM.

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.

Motion to approve made by Chairman. Second by Soto.

Motion carried 4-0; yeas – Chairman, Shiller, Soto, and Staley.

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.

Motion to approve made by Chairman. Second by Soto.

Motion carried 4-0; yeas – Chairman, Shiller, Soto, and Staley.

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.

Motion carried 4-0; yeas – Chairman, Shiller, Soto, and Staley.

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.

Motion to approve made by Chairman. Second by Soto.

Motion carried 4-0; yeas – Chairman, Shiller, Soto, and Staley.

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.

Motion to approve made by Chairman. Second by Soto.

Motion carried 4-0; yeas – Chairman, Shiller, Soto, and Staley.

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.

Motion to approve made by Chairman. Second by Soto.

Motion carried 4-0; yeas – Chairman, Shiller, Soto, and Staley.

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. **Motion to approve made by Chairman. Second by Soto.** 

Motion carried 4-0; yeas – Chairman, Shiller, Soto, and Staley.

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.

Motion to approve made by Chairman. Second by Soto.

Motion carried 4-0; yeas - Chairman, Shiller, Soto, and Staley.

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.

Motion to approve made by Chairman. Second by Soto.

Motion carried 4-0; yeas – Chairman, Shiller, Soto, and Staley.

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.

Motion to approve made by Chairman. Second by Soto.

Motion carried 4-0; yeas – Chairman, Shiller, Soto, and Staley.

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.

Motion to approve made by Chairman. Second by Soto.

Motion carried 4-0; yeas - Chairman, Shiller, Soto, and Staley.

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.

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 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 carried 4-0; yeas – Chairman, Shiller, Soto, and Staley.

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.

Motion to approve made by Chairman. Second by Soto.

Motion carried 4-0; yeas - Chairman, 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 Soto. Motion carried 4-0; yeas – Chairman, Shiller, Soto, and Staley. Meeting went into closed session at 12:24 PM.

Motion to return to open session made by the Chairman. Second by Soto. Motion carried 4-0; yeas – Chairman, Shiller, Soto, and Staley. Meeting returned to open session at 12:44 PM. Following the return to open session, the Board then voted on matters presented before them.

Motion to approve all continuance requests to the dates previously stated made by the Chairman. Second by Soto. Motion carried 4-0; yeas – Chairman, Shiller, Soto, and Staley.

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

At 12:49 PM, Chairman made a motion to recess until 2:00 PM. Second by Soto. Motion carried 4-0: yeas – Chairman, Shiller, Soto, and Staley. The Board then stood in recess until 2:00 PM.

At 2:00 PM, Chairman made a motion to reconvene the meeting. Second by Soto. Motion carried 3-0: yeas – Chairman, Shiller, Soto, (Staley absent). The Board then reconvened at 2:00 PM.

## 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.

Motion to approve made by Chairman. Second by Soto.

Motion carried 3-0; yeas - Chairman, Shiller, and Soto (Staley

absent).

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.

Motion to approve made by Chairman. Second by Soto.

Motion carried 3-0; yeas – Chairman, Shiller, and Soto (Staley

absent).

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 Soto. Motion carried 3-0; yeas – Chairman, Shiller, and Soto (Staley absent). Meeting went into closed session at 2:08 PM.

Motion to return to open session made by the Chairman. Second by Soto. Motion carried 3-0; yeas – Chairman, Shiller, and Soto (Staley absent). Meeting returned to open session at 2:12 PM. Following the return to open session, the Board then voted on matters presented before them.

Motion to approve all withdrawal requests made by the Chairman. Second by Soto. Motion carried 3-0; yeas – Chairman, Shiller, and Soto (Staley absent).

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