

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

APPLICANT: Aaron Topper Cal. No.: 409-24-Z

APPEARANCE FOR: Frederick Agustin / Nicholas Ftikas MINUTES OF MEETING:

November 15, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2941 W. Morse Avenue

NATURE OF REQUEST: 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.

ACTION OF BOARD – VARIATION GRANTED

THE VOTE

ZBA

DEC 23 2024

CITY OF CHICAGO ZONING BOARD OF APPEALS

BRIAN SANCHEZ ANGELA BROOKS HELEN SHILLER ADRIAN SOTO SWATHY STALEY

Table with 3 columns: AFFIRMATIVE, NEGATIVE, ABSENT. Rows for each board member with 'X' in the AFFIRMATIVE column.

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 15, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on October 31, 2024; 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 20.09', west side setback 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; an additional variation was granted to the subject property in Cal. No. 410-24-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 a character of the neighborhood, it is therefore

RESOLVED, that the aforesaid variation request be and it hereby is approved and the Zoning Administrator is authorized to permit said variation 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 12/23/24

APPROVED AS TO SUBSTANCE

Signature of Chairman and the word CHAIRMAN below it.

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

APPLICANT: Aaron Topper **Cal. No.:** 410-24-Z
APPEARANCE FOR: Frederick Agustin / Nicholas Ftikas **MINUTES OF MEETING:**
APPEARANCE AGAINST: None November 15, 2024
PREMISES AFFECTED: 2941 W. Morse Avenue

NATURE OF REQUEST: 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.

ACTION OF BOARD – VARIATION GRANTED

ZBA

DEC 23 2024

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

THE VOTE

BRIAN SANCHEZ
ANGELA BROOKS
HELEN SHILLER
ADRIAN SOTO
SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
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 15, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on October 31, 2024; 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 increase the floor area ratio to .66 for a proposed two-story single-family residence with front patio and two enclosed parking spaces; an additional variation was granted to the subject property in Cal. No. 409-24-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 a character of the neighborhood, it is therefore

RESOLVED, that the aforesaid variation request be and it hereby is approved and the Zoning Administrator is authorized to permit said variation 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 12/23/24

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Noella's Salon and Spa Inc. Cal. No.446-24-S
APPEARANCE FOR: Nicholas Ftikas / Frederick Agustin **MINUTES OF MEETING:**
November 15, 2024
APPEARANCE AGAINST: None
PREMISES AFFECTED: 1018 N. Ashland Avenue

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

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

ZBA

DEC 23 2024

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANGELA BROOKS
HELEN SHILLER
ADRIAN SOTO
SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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 November 15, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on October 31, 2024; 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 12/23/24

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Darryl Bruce dba Life Stylez Barber & Beauty Shop Cal. No.447-24-S

APPEARANCE FOR: Same as Applicant

MINUTES OF MEETING:
November 15, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 75 E. 43rd Street

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

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

ZBA

DEC 23 2024

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANGELA BROOKS
HELEN SHILLER
ADRIAN SOTO
SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

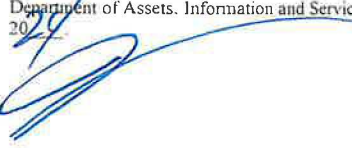
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 15, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on October 31, 2024; and


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 12/23/24



APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Dan Ta dba Wicker Park Nail Spa Cal. No.448-24-S
APPEARANCE FOR: Same as Applicant
APPEARANCE AGAINST: None
PREMISES AFFECTED: 2105 W. Division Street

MINUTES OF MEETING:
November 15, 2024

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

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

ZBA

DEC 23 2024

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANGELA BROOKS
HELEN SHILLER
ADRIAN SOTO
SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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 November 15, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on October 31, 2024; 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 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 12/23/24

APPROVED AS TO SUBSTANCE

[Signature]
CHAIRMAN

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

APPLICANT: Jennifer Holly Padilla Cal. No.449-24-S

APPEARANCE FOR: Same as Applicant **MINUTES OF MEETING:**

November 15, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3137 W. Montrose Avenue

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

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

ZBA

DEC 23 2024

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANGELA BROOKS
HELEN SHILLER
ADRIAN SOTO
SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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 November 15, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on October 31, 2024; 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, Jennifer Holly Padilla, and the establishment maintains clear, non-reflective windows on the street-facing building facade, which shall not be 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, Janice 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 12/23/24.

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Jose Cazho Pinquil

Cal. No.: 450-24-Z

APPEARANCE FOR: Same as Applicant

MINUTES OF MEETING:
November 15, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 906 N. Karlov Avenue

NATURE OF REQUEST: Application for a variation to reduce the front setback from the required 21.28' to 12.97', north side setback from 2.4' to 1' (south to be 6.87') combined side setback to 7.87' for a proposed front porch, north side and rear second floor addition for an existing two-story, two dwelling unit building.

ACTION OF BOARD – VARIATION GRANTED

ZBA

DEC 23 2024

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

THE VOTE

	AFFIRMATIVE	NEGATIVE	ABSENT
BRIAN SANCHEZ	X		
ANGELA BROOKS	X		
HELEN SHILLER	X		
ADRIAN SOTO	X		
SWATHY STALEY	X		

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 15, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on October 31, 2024; 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 12.97', north side setback to 1' (south to be 6.87') combined side setback to 7.87' for a proposed front porch, north side and rear second floor addition for an existing two-story, two dwelling unit 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 a character of the neighborhood, it is therefore

RESOLVED, that the aforesaid variation request be and it hereby is approved and the Zoning Administrator is authorized to permit said variation 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 12/23/24

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Holy Cobra, LLC Cal. No.451-24-S

APPEARANCE FOR: Todd Stephens MINUTES OF MEETING:

November 15, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1875 N. Milwaukee Avenue

NATURE OF REQUEST: Application for a special use to establish a tattoo services establishment.

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

ZBA

DEC 23 2024

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANGELA BROOKS
HELEN SHILLER
ADRIAN SOTO
SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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 November 15, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on October 31, 2024; 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 tattoo services 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, Holy Cobra, 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 12/23/24

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Grand Amoco Car Wash, Inc. Cal. No.452-24-S

APPEARANCE FOR: Nicholas Ftikas **MINUTES OF MEETING:** November 15, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 4400 W. North Avenue

NATURE OF REQUEST: Application for a special use to expand a retail convenience store that is accessory to a gas station and automated car wash.

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

ZBA

DEC 23 2024

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANGELA BROOKS
HELEN SHILLER
ADRIAN SOTO
SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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 November 15, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on October 31, 2024; 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 a retail convenience store that is accessory to a gas station and automated car wash; two additional variations were granted to the subject property in Cal. Nos. 453-24-Z and 454-35-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, Grand Amoco Car Wash, Inc., and the development is consistent with the design and layout of the plans and drawings, dated November 15, 2024, Version 2, prepared by Hector Castillo.

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 12/23/24

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Grand Amoco Car Wash, Inc.

Cal. No.: 453-24-Z

APPEARANCE FOR: Nicholas Ftikas

MINUTES OF MEETING:

November 15, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 4400 W. North Avenue

NATURE OF REQUEST: Application for a variation to reduce the lot area from the required 20,000 square feet to 17,598 square feet for the proposed expansion of a gas station convenience store and an automated car wash.

ACTION OF BOARD – VARIATION GRANTED

ZBA

DEC 23 2024

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

BRIAN SANCHEZ
ANGELA BROOKS
HELEN SHILLER
ADRIAN SOTO
SWATHY STALEY

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 15, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on October 31, 2024; 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 lot area to 17,598 square feet for the proposed expansion of a gas station convenience store and an automated car wash; a special use was approved and an additional variation was granted to the subject property in Cal. Nos. 452-24-S and 454-24-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 a character of the neighborhood, it is therefore

RESOLVED, that the aforesaid variation request be and it hereby is approved and the Zoning Administrator is authorized to permit said variation subject to the following condition(s) provided: the special use is issued solely to the applicant, Grand Amoco Car Wash, Inc., and the development is consistent with the design and layout of the plans and drawings, dated November 15, 2024, Version 2, prepared by Hector Castillo.

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 12/23.

APPROVED AS TO SUBSTANCE

[Signature]
CHAIRMAN

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

APPLICANT: Grand Amoco Car Wash, Inc.

Cal. No.: 454-24-Z

APPEARANCE FOR: Nicholas Ftikas

MINUTES OF MEETING:
November 15, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 4400 W. North Avenue

NATURE OF REQUEST: Application for a variation to reduce the interior landscape area from the required 1,022 square feet to 320 square feet and to reduce the number of interior trees from the required eight to three.

ACTION OF BOARD – VARIATION GRANTED

ZBA

DEC 23 2024

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

BRIAN SANCHEZ
ANGELA BROOKS
HELEN SHILLER
ADRIAN SOTO
SWATHY STALEY

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 15, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on October 31, 2024; 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 interior landscape area to 320 square feet and to reduce the number of interior trees to three; a special use was approved and an additional variation was granted to the subject property in Cal. Nos. 452-24-S and 453-24-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 a character of the neighborhood, it is therefore

RESOLVED, that the aforesaid variation request be and it hereby is approved and the Zoning Administrator is authorized to permit said variation subject to the following condition(s) provided: the special use is issued solely to the applicant, Grand Amoco Car Wash, Inc., and the development is consistent with the design and layout of the plans and drawings, dated November 15, 2024, Version 2, prepared by Hector Castillo.

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 12/23/24

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Joseph Vartanian

Cal. No.: 455-24-Z

APPEARANCE FOR: Nicholas Ftikas

MINUTES OF MEETING:

November 15, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 5320 N. Oriole Avenue

NATURE OF REQUEST: Application for a variation to reduce the front setback from the required 21.38' to 16.43' for a proposed front porch for the existing two-story, single-family residence.

ACTION OF BOARD – VARIATION GRANTED

ZBA

DEC 23 2024

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

THE VOTE

	AFFIRMATIVE	NEGATIVE	ABSENT
BRIAN SANCHEZ	X		
ANGELA BROOKS	X		
HELEN SHILLER	X		
ADRIAN SOTO	X		
SWATHY STALEY	X		

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 15, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on October 31, 2024; 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 16.43' for a proposed front porch for the existing two-story, single-family residence; 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 a character of the neighborhood, it is therefore

RESOLVED, that the aforesaid variation request be and it hereby is approved and the Zoning Administrator is authorized to permit said variation 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 12/23/24



APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Public Building Commission of Chicago (PBC) Cal. No.456-24-S

APPEARANCE FOR: Scott Borstein

MINUTES OF MEETING:
November 15, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 4666 N. Lincoln Avenue

NATURE OF REQUEST: Application for a special use to establish a non-accessory parking lot located on a retail pedestrian street.

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

ZBA

DEC 23 2024

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANGELA BROOKS
HELEN SHILLER
ADRIAN SOTO
SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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 November 15, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on October 31, 2024; 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 non-accessory parking lot located on a retail pedestrian street; 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, Public Building Commission of Chicago, and the development is consistent with the design and layout of the Site Plan, dated October 30, 2024, prepared by TYLin and the Landscape Planting Plan, dated October 30, 2024, prepared by Wendy Schulenberg.

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

I, Joanne 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 12/23/24

APPROVED AS TO SUBSTANCE

[Signature]
CHAIRMAN

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

APPLICANT: Mansueto Belden-Stratford, LLC Cal. No.457-24-S
APPEARANCE FOR: Mariah DiGrino / Peter NeCastro **MINUTES OF MEETING:**
November 15, 2024
APPEARANCE AGAINST: None
PREMISES AFFECTED: 2300-12 N. Lincoln Park West

NATURE OF REQUEST: Application for a special use to establish residential support service use restaurant that is 8,372.7 square feet and located on the ground floor and portion of the second story of an existing sixteen story, two-hundred and nine dwelling unit building with an existing day care and residential support services use at the basement, first and second stories.

ACTION OF BOARD – APPLICATION APPROVED

ZBA

DEC 23 2024

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

THE VOTE

	AFFIRMATIVE	NEGATIVE	ABSENT
BRIAN SANCHEZ	X		
ANGELA BROOKS	X		
HELEN SHILLER	X		
ADRIAN SOTO	X		
SWATHY STALEY	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 15, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on October 31, 2024; 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 support service use restaurant that is 8,372.7 square feet and located on the ground floor and portion of the second story of an existing sixteen story, two-hundred and nine dwelling unit building with an existing day care and residential support services use at the basement, first and second stories; an additional special use was approved for the subject property in Cal. No. 458-24-S; 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, Mansueto Belden-Stratford, LLC, and the development is consistent with the design and layout of the plans and drawings, dated November 6, 2024, prepared by Design Team LLC.

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

I, Jenine 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 12/23/24.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Mansueto Belden-Stratford, LLC Cal. No.458-24-S

APPEARANCE FOR: Mariah DiGrino / Peter NeCastro **MINUTES OF MEETING:**

November 15, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2300-12 N. Lincoln Park West

NATURE OF REQUEST: Application for a special use to establish a residential support services at grade outdoor patio use serving a proposed residential support services restaurant in an existing sixteen story, two-hundred and nine dwelling unit building with an existing day care and residential support services use at the basement, first and second stories.

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

ZBA

DEC 23 2024

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANGELA BROOKS
HELEN SHILLER
ADRIAN SOTO
SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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 November 15, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on October 31, 2024; 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 residential support services at grade outdoor patio use serving a proposed residential support services restaurant in an existing sixteen story, two-hundred and nine dwelling unit building with an existing day care and residential support services use at the basement, first and second stories; an additional special use was approved for the subject property in Cal. No. 457-24-S; 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, Mansueto Belden-Stratford, LLC, and the development is consistent with the design and layout of the plans and drawings, dated November 6, 2024, prepared by Design Team 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) intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 11/23/24



APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: JMLL Investments, LLC Cal. No.459-24-S

APPEARANCE FOR: Dean Maragos

MINUTES OF MEETING:
November 15, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 6214 W. North Avenue

NATURE OF REQUEST: Application for a special use to convert an existing ground floor retail use tenant space into a proposed pawn shop use in an existing two-story, mixed-use building.

ACTION OF BOARD – APPLICATION APPROVED

ZBA

DEC 23 2024

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

BRIAN SANCHEZ
ANGELA BROOKS
HELEN SHILLER
ADRIAN SOTO
SWATHY STALEY

THE RESOLUTION:


WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 15, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on October 31, 2024; 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 convert an existing ground floor retail use tenant space into a proposed pawn shop use in an existing two-story, mixed-use building; 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, JMLL Investments, LLC.; (2) the development is consistent with the design and layout of the plans and drawings dated October 31, 2024, prepared by IPSA Architecture and Design; and (3) the existing pawn shop use at 6210 W. North Avenue has completely ceased operations prior to a new business license being issued for this applicant by Business Affairs and Consumer Protection (BACP) and before operation of the new pawn shop begin at the new location at 6214 W. North Avenue.

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 12/23/24

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Eda Salon & Spa, Inc. Cal. No.460-24-S

APPEARANCE FOR: Patrick Turner

MINUTES OF MEETING:
November 15, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 7118 W. Higgins Avenue

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

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

ZBA

DEC 23 2024

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANGELA BROOKS
HELEN SHILLER
ADRIAN SOTO
SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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 November 15, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on October 31, 2024; 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 12/23/24

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Jeffrey Martin Krol, Elizabeth Ann Reichter **Cal. No.:** 461-24-Z

APPEARANCE FOR: Ximena Castro **MINUTES OF MEETING:**

November 15, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1815 W. Cortland Street

NATURE OF REQUEST: Application for a variation to reduce the west side setback from the required 2' to 1.33' (east to be 19.50'), combined side yard setback to be 20.83', rear setback from 35' to 19.58' for a proposed new stair bridge connection that will access a proposed roof deck and pergola on an existing detached two car garage from an existing rear open stair to an existing two-story, single-family residence.

ACTION OF BOARD – VARIATION GRANTED

ZBA

DEC 23 2024

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

THE VOTE

	AFFIRMATIVE	NEGATIVE	ABSENT
BRIAN SANCHEZ	X		
ANGELA BROOKS	X		
HELEN SHILLER	X		
ADRIAN SOTO	X		
SWATHY STALEY	X		

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 15, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on October 31, 2024; 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 west side setback to 1.33' (east to be 19.50'), combined side yard setback to be 20.83', rear setback to 19.58' for a proposed new stair bridge connection that will access a proposed roof deck and pergola on an existing detached two car garage from an existing rear open stair to an existing two-story, single-family residence; 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 a character of the neighborhood, it is therefore

RESOLVED, that the aforesaid variation request be and it hereby is approved and the Zoning Administrator is authorized to permit said variation 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 12/23/24.

APPROVED AS TO SUBSTANCE

[Signature]
CERTIFIED

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

APPLICANT: Decolores, LLC

Cal. No.: 462-24-Z

APPEARANCE FOR: Ximena Castro

MINUTES OF MEETING:
November 15, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1626 S. Halsted Street

NATURE OF REQUEST: Application for a variation to reduce the rear setback from the required 16' to 5' in order to expand an existing restaurant.

ACTION OF BOARD – Continued to January 17, 2025 at 2:00pm.

THE VOTE

ZBA

DEC 23 2024

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ

ANGELA BROOKS

HELEN SHILLER

ADRIAN SOTO

SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Welis Fargo Bank, N.A.

Cal. No.: 463-24-Z

APPEARANCE FOR: Liz Butler / Braedon Lord

MINUTES OF MEETING:
November 15, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3907 S. Dr. Martin Luther King Jr. Dr.

NATURE OF REQUEST: Application for a variation to reduce the required transparent window area by 25% along Martin Luther King Jr. Dr and 22% along Pershing Road (not to exceed 25%) for a proposed one-story bank with fourteen parking spaces which is located within 2,640 feet from a CTA rail station.

ACTION OF BOARD – VARIATION GRANTED

THE VOTE

ZBA

DEC 23 2024

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANGELA BROOKS
HELEN SHILLER
ADRIAN SOTO
SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
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 15, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on October 31, 2024; 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 transparent window area by 25% along Martin Luther King Jr. Dr and 22% along Pershing Road (not to exceed 25%) for a proposed one-story bank with fourteen parking spaces which is located within 2,640 feet from a CTA rail station; two additional variations were granted to the subject property in Cal. Nos. 464-24-Z and 465-24-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 a character of the neighborhood, it is therefore

RESOLVED, that the aforesaid variation request be and it hereby is approved and the Zoning Administrator is authorized to permit said variation 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 12/23/24

APPROVED AS TO SUBSTANCE
[Signature]
CHAIRMAN

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

APPLICANT: Wells Fargo Bank, N.A. **Cal. No.:** 464-24-Z

APPEARANCE FOR: Liz Butler / Braedon Lord **MINUTES OF MEETING:** November 15, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3907 S. Dr. Martin Luther King Jr. Dr.

NATURE OF REQUEST: Application for a variation to allow vehicle access on King Drive and Pershing Road for a proposed one-story bank with fourteen parking spaces which is located within 2,640 from a CTA rail station.

ACTION OF BOARD – VARIATION GRANTED

ZBA

DEC 23 2024
CITY OF CHICAGO
ZONING BOARD
OF APPEALS

THE VOTE

	AFFIRMATIVE	NEGATIVE	ABSENT
BRIAN SANCHEZ	X		
ANGELA BROOKS	X		
HELEN SHILLER	X		
ADRIAN SOTO	X		
SWATHY STALEY	X		

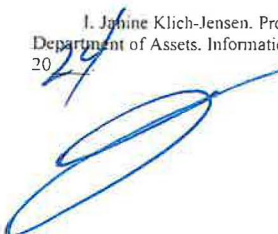
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 15, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on October 31, 2024; and


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 allow vehicle access on King Drive and Pershing Road for a proposed one-story bank with fourteen parking spaces which is located within 2,640 from a CTA rail station; two additional variations were granted to the subject property in Cal. Nos. 463-24-Z and 465-24-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 a character of the neighborhood, it is therefore

RESOLVED, that the aforesaid variation request be and it hereby is approved and the Zoning Administrator is authorized to permit said variation 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 12/23/24



APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Wells Fargo Bank, N.A.

Cal. No.: 465-24-Z

APPEARANCE FOR: Liz Butler / Braedon Lord

MINUTES OF MEETING:
November 15, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3907 S. Dr. Martin Luther King Jr. Dr.

NATURE OF REQUEST: Application for a variation to reduce the front setback along King Drive from the required 9' to 3.6' for a proposed one-story bank with fourteen parking spaces which is located within 2,640' from a CTA rail station.

ACTION OF BOARD – VARIATION GRANTED

THE VOTE

ZBA

DEC 23 2024

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANGELA BROOKS
HELEN SHILLER
ADRIAN SOTO
SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
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 15, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on October 31, 2024; 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 along King Drive from the required 9' to 3.6' for a proposed one-story bank with fourteen parking spaces which is located within 2,640' from a CTA rail station; two additional variations were granted to the subject property in Cal. Nos. 463-24-Z and 464-24-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 a character of the neighborhood, it is therefore

RESOLVED, that the aforesaid variation request be and it hereby is approved and the Zoning Administrator is authorized to permit said variation 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 12/23/24

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Barber Rocks, LLC Cal. No.466-24-S

APPEARANCE FOR: Thomas Moore

MINUTES OF MEETING:
November 15, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 936 W. Diversey Parkway

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

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

ZBA

DEC 23 2024

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANGELA BROOKS
HELEN SHILLER
ADRIAN SOTO
SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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 November 15, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on October 31, 2024; 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 12/23/24

APPROVED AS TO SUBSTANCE

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

APPLICANT: Jorge Mancilla

Cal. No.: 467-24-Z

APPEARANCE FOR: Fernando Grillo

MINUTES OF MEETING:
November 15, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 4201 S. Normal Avenue

NATURE OF REQUEST: Application for a variation to reduce the front setback from the required 5.58' to 1.58', north side setback from 2' to 0.58' (south to be 6.20' and combined side yard setback to be 6.78') for a proposed front porch, rear two-story stairs/landing in an existing two-story, four dwelling unit building.

ACTION OF BOARD – VARIATION GRANTED

ZBA

DEC 23 2024

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

THE VOTE

	AFFIRMATIVE	NEGATIVE	ABSENT
BRIAN SANCHEZ	X		
ANGELA BROOKS	X		
HELEN SHILLER	X		
ADRIAN SOTO	X		
SWATHY STALEY	X		

BRIAN SANCHEZ
ANGELA BROOKS
HELEN SHILLER
ADRIAN SOTO
SWATHY STALEY

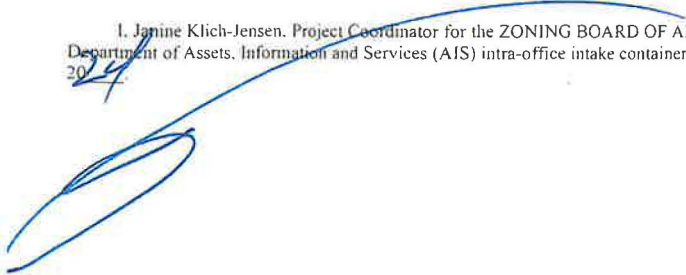
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 15, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on October 31, 2024; and

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 1.58', north side setback to 0.58' (south to be 6.20' and combined side yard setback to be 6.78') for a proposed front porch, rear two-story stairs/landing in an existing two-story, four dwelling unit 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 a character of the neighborhood, it is therefore

RESOLVED, that the aforesaid variation request be and it hereby is approved and the Zoning Administrator is authorized to permit said variation 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 12/23/24



APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Anwer Tamras Cal. No.468-24-S
APPEARANCE FOR: Nicholas Ftikas MINUTES OF MEETING:
November 15, 2024
APPEARANCE AGAINST: None
PREMISES AFFECTED: 1463 W. Montrose Avenue

NATURE OF REQUEST: Application for a special use to establish residential use below the second floor for a proposed three-story addition containing three dwelling units at the rear of an existing three-story, mixed-use building which is located within 1,320' of a CTA bus line corridor roadway segment.

ACTION OF BOARD – Continued to January 17, 2025 at 2:00pm.

ZBA

DEC 23 2024

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANGELA BROOKS
HELEN SHILLER
ADRIAN SOTO
SWATHY STALEY

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Anwer Tamras

Cal. No.: 469-24-Z

APPEARANCE FOR: Nicholas Ftikas

MINUTES OF MEETING:
November 15, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1463 W. Montrose

NATURE OF REQUEST: Application for a variation to reduce the rear setback from the required 30' to 2.41' 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.

ACTION OF BOARD – Continued to January 17, 2025 at 2:00pm.

ZBA

DEC 23 2024

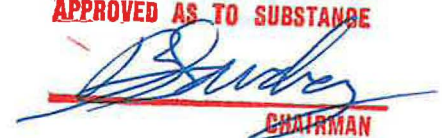
CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANGELA BROOKS
HELEN SHILLER
ADRIAN SOTO
SWATHY STALEY

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Anwer Tamras

Cal. No.: 470-24-Z

APPEARANCE FOR: Nicholas Ftikas

MINUTES OF MEETING:

November 15, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1463 W. Montrose

NATURE OF REQUEST: Application 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.

ACTION OF BOARD – Continued to January 17, 2025 at 2:00pm.

ZBA

DEC 23 2024

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANGELA BROOKS
HELEN SHILLER
ADRIAN SOTO
SWATHY STALEY

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE

B. Sanchez
CHAIRMAN

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

APPLICANT: In the Clouds Tattoo, Inc. Cal. No.471-24-S

APPEARANCE FOR: Nicholas Ftikas **MINUTES OF MEETING:** November 15, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 8356 S. Pulaski Road

NATURE OF REQUEST: Application for a special use to establish a body art service (tattoo parlor with piercing) in an existing commercial space.

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

ZBA

DEC 23 2024

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANGELA BROOKS
HELEN SHILLER
ADRIAN SOTO
SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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 November 15, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on October 31, 2024; 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 parlor with piercing) in an existing commercial space; 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, In the Clouds Tattoo, Inc.

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

I, Imine 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 12/15/24

APPROVED AS TO SUBSTANCE

B Sanchez
CHAIRMAN

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

APPLICANT: Yeshivas Kesser Yonah Cal. No.472-24-S

APPEARANCE FOR: Nicholas Ftikas MINUTES OF MEETING:

November 15, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 6345 N. Monticello Avenue

NATURE OF REQUEST: Application for a special use to allow the expansion of an existing special use of an existing group living (dormitory) facility to be expanded into the existing first floor of an existing three-story building with twenty-eight bicycle parking spaces located within the building and six open surface parking spaces located at the rear of the property.

ACTION OF BOARD – APPLICATION APPROVED

ZBA

THE VOTE

DEC 23 2024

CITY OF CHICAGO ZONING BOARD OF APPEALS

BRIAN SANCHEZ ANGELA BROOKS HELEN SHILLER ADRIAN SOTO SWATHY STALEY

Table with 3 columns: AFFIRMATIVE, NEGATIVE, ABSENT. Rows for each member with 'X' in the AFFIRMATIVE column.

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 15, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on October 31, 2024; 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 allow the expansion of an existing special use of an existing group living (dormitory) facility to be expanded into the existing first floor of an existing three-story building with twenty-eight bicycle parking spaces located within the building and six open surface parking spaces located at the rear of the property; two additional variations were granted to the subject property in Cal. Nos. 473-24-Z and 474-24-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, Yeshivas Kesser Yonah, and the development is consistent with the design and layout of the plans and drawings, dated October 31, 2024, prepared by ML Group.

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

I, Jarline 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 12/23/24

APPROVED AS TO SUBSTANCE [Signature] CHAIRMAN

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

APPLICANT: Yeshivas Kesser Yonah

Cal. No.: 473-24-Z

APPEARANCE FOR: Nicholas Ftikas

MINUTES OF MEETING:
November 15, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 6345 N. Monticello Avenue

NATURE OF REQUEST: Application for a variation to reduce the required parking spaces from seven to six spaces for the expansion of an existing special use of an existing group living (dormitory) facility to be expanded into the existing first floor of an existing three-story building with twenty-eight bicycle parking spaces located within the building and six open surface parking spaces located at the rear of the property.

ACTION OF BOARD – VARIATION GRANTED

ZBA

DEC 23 2024

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

THE VOTE

BRIAN SANCHEZ
ANGELA BROOKS
HELEN SHILLER
ADRIAN SOTO
SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
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 15, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on October 31, 2024; 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 parking spaces to six spaces for the expansion of an existing special use of an existing group living (dormitory) facility to be expanded into the existing first floor of an existing three-story building with twenty-eight bicycle parking spaces located within the building and six open surface parking spaces located at the rear of the property; a special use was approved and a variation granted to the subject property in Cal. Nos. 472-24-S and 474-24-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 a character of the neighborhood, it is therefore

RESOLVED, that the aforesaid variation request be and it hereby is approved and the Zoning Administrator is authorized to permit said variation subject to the following condition(s) provided: the special use is issued solely to the applicant, Yeshivas Kesser Yonah, and the development is consistent with the design and layout of the plans and drawings, dated October 31, 2024, prepared by ML Group.

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

I, ~~Jaime 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 12/23/24.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Yeshivas Kesser Yonah

Cal. No.: 474-24-Z

APPEARANCE FOR: Nicholas Ftikas

MINUTES OF MEETING:
November 15, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 6345 N. Monticello Avenue

NATURE OF REQUEST: Application for a variation to eliminate the 7' landscape setback requirement (with one tree and a few shrubs) along N. Monticello Avenue for the expansion of an existing special use of an existing group living (dormitory) facility to be expanded into the first floor of an existing three-story building with twenty-eight bicycle parking spaces located within the building and six open surface parking spaces located at the rear of the property.

ACTION OF BOARD – VARIATION GRANTED

ZBA

DEC 23 2024

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

THE VOTE

	AFFIRMATIVE	NEGATIVE	ABSENT
BRIAN SANCHEZ	X		
ANGELA BROOKS	X		
HELEN SHILLER	X		
ADRIAN SOTO	X		
SWATHY STALEY	X		

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 15, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on October 31, 2024; 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 7' landscape setback requirement (with one tree and a few shrubs) along N. Monticello Avenue for the expansion of an existing special use of an existing group living (dormitory) facility to be expanded into the first floor of an existing three-story building with twenty-eight bicycle parking spaces located within the building and six open surface parking spaces located at the rear of the property; a special use was approved and an additional variation was granted to the subject property in Cal. Nos. 472-24-S and 473-24-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 a character of the neighborhood, it is therefore

RESOLVED, that the aforesaid variation request be and it hereby is approved and the Zoning Administrator is authorized to permit said variation subject to the following condition(s) provided: the special use is issued solely to the applicant, Yeshivas Kesser Yonah, and the development is consistent with the design and layout of the plans and drawings, dated October 31, 2024, prepared by ML Group.

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 12/23/24.

APPROVED AS TO SUBSTANCE

[Signature]
CHAIRMAN

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

APPLICANT: Michael Hollub

Cal. No.: 475-24-Z

APPEARANCE FOR: Agnes Plecka

MINUTES OF MEETING:
November 15, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 833 S. Bishop Street

NATURE OF REQUEST: Application for a variation to reduce the south side setback from the required 2' to zero, (north side setback to be zero), combined side yard setback from 4' to zero for a proposed one-, two- and three-story addition and a new rear deck for the existing two-story single-family residence.

ACTION OF BOARD – VARIATION GRANTED

THE VOTE

ZBA

DEC 23 2024

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANGELA BROOKS
HELEN SHILLER
ADRIAN SOTO
SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
RECUSED		
X		
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 15, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on October 31, 2024; 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 south side setback to zero, (north side setback to be zero), combined side yard setback to zero for a proposed one-, two- and three-story addition and a new rear deck for the existing two-story single-family residence; an additional variation was also granted to the subject property in Cal. No. 476-24-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 a character of the neighborhood, it is therefore

RESOLVED, that the aforesaid variation request be and it hereby is approved and the Zoning Administrator is authorized to permit said variation 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, *M. 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 *12/15/24*.

APPROVED AS TO SUBSTANCE

B Sanchez
CHAIRMAN

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

APPLICANT: Michael Hollub

Cal. No.: 476-24-Z

APPEARANCE FOR: Agnes Plecka

MINUTES OF MEETING:
November 15, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 833 S. Bishop Street

NATURE OF REQUEST: Application for a variation to increase the existing floor area ratio from 0.90 to 1.29 which is less than a 15% increase of the floor area in existence fifty years ago for a proposed one-, two- and three-story addition to the existing two-story single-family residence.

ACTION OF BOARD – VARIATION GRANTED

THE VOTE

ZBA

DEC 23 2024

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANGELA BROOKS
HELEN SHILLER
ADRIAN SOTO
SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
RECUSED		
X		
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 15, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on October 31, 2024; 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 increase the existing floor area ratio to 1.29 which is less than a 15% increase of the floor area in existence fifty years ago for a proposed one-, two- and three-story addition to the existing two-story single-family residence; an additional variation was also granted to the subject property in Cal. No. 475-24-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 a character of the neighborhood, it is therefore

RESOLVED, that the aforesaid variation request be and it hereby is approved and the Zoning Administrator is authorized to permit said variation 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 12/25/24



APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Jacob A. Beidler

Cal. No.: 477-24-Z

APPEARANCE FOR: Rolando Acosta

MINUTES OF MEETING:
November 15, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1658 N. Leavitt Street

NATURE OF REQUEST: Application for a variation to reduce the south side back from the required 3' to zero (north to be 0.48'), combined side yard setback from 7.5' to 0.48', rear setback from 34.93' to 1.15' for an as built three-car detached garage with roof deck with new screen fences on parapet walls at sides and new roof structure over the roof top deck and an as built one story open deck all accessory to the existing three-story, single-family residence.

ACTION OF BOARD – VARIATION GRANTED

ZBA

DEC 23 2024

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

THE VOTE

BRIAN SANCHEZ
ANGELA BROOKS
HELEN SHILLER
ADRIAN SOTO
SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
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 15, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on October 31, 2024; 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 south side back to zero (north to be 0.48'), combined side yard setback to 0.48', rear setback to 1.15' for an as built three-car detached garage with roof deck with new screen fences on parapet walls at sides and new roof structure over the roof top deck and an as built one story open deck all accessory to the existing three-story, single-family residence; 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 a character of the neighborhood, it is therefore

RESOLVED, that the aforesaid variation request be and it hereby is approved and the Zoning Administrator is authorized to permit said variation 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 Klisch-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 12/23/24.

APPROVED AS TO SUBSTANCE
[Signature]
CHAIRMAN

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

APPLICANT: LA Nails Studio, LLC dba LA Nails Studio Cal. No.478-24-S

APPEARANCE FOR: Aali S. Fidai

MINUTES OF MEETING:
November 15, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1045 N. Ashland Avenue

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

ACTION OF BOARD – APPLICATION APPROVED

ZBA

DEC 23 2024

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

THE VOTE

BRIAN SANCHEZ
ANGELA BROOKS
HELEN SHILLER
ADRIAN SOTO
SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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 November 15, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on October 31, 2024; 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 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 12/23/24

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: MK Construction & Builders, Inc. **Cal. No.:** 479-24-Z

APPEARANCE FOR: Frederick Agustin **MINUTES OF MEETING:**
November 15, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3013 N. Normandy Avenue

NATURE OF REQUEST: Application for a variation to reduce the front setback from the required 63.40' to 21' for a proposed two-story, single-family residence and two-car garage.

ACTION OF BOARD – VARIATION GRANTED

THE VOTE

	AFFIRMATIVE	NEGATIVE	ABSENT
BRIAN SANCHEZ	X		
ANGELA BROOKS	X		
HELEN SHILLER	X		
ADRIAN SOTO	X		
SWATHY STALEY	X		

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 15, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on October 31, 2024; 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 21' for a proposed two-story, single-family residence and two-car garage; 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 a character of the neighborhood, it is therefore

RESOLVED, that the aforesaid variation request be and it hereby is approved and the Zoning Administrator is authorized to permit said variation 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 12/15/24

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: MK Construction & Builders, Inc. **Cal. No.:** 480-24-Z

APPEARANCE FOR: Frederick Agustin **MINUTES OF MEETING:**

November 15, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3015 N. Normandy Avenue

NATURE OF REQUEST: Application for a variation to reduce the front setback from the required 64.81' to 21' for a proposed two-story, single-family residence with a two-car garage.

ACTION OF BOARD – VARIATION GRANTED

THE VOTE

ZBA

DEC 23 2024

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANGELA BROOKS
HELEN SHILLER
ADRIAN SOTO
SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
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 15, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on October 31, 2024; 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 21' for a proposed two-story, single-family residence with a two-car garage; 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 a character of the neighborhood, it is therefore

RESOLVED, that the aforesaid variation request be and it hereby is approved and the Zoning Administrator is authorized to permit said variation 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 12/23/24

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: KAP-JG, LLC and EKTtwo, LLC Cal. No.481-24-S
APPEARANCE FOR: Ashley Brandt **MINUTES OF MEETING:**
November 15, 2024
APPEARANCE AGAINST: None
PREMISES AFFECTED: 6948-50 S. Stony Island Avenue

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

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

ZBA

 DEC 23 2024

 CITY OF CHICAGO
 ZONING BOARD
 OF APPEALS

BRIAN SANCHEZ
 ANGELA BROOKS
 HELEN SHILLER
 ADRIAN SOTO
 SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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 November 15, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on October 31, 2024; 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 an adult use cannabis dispensary; 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, KAP-JG, LLC, and EKTtwo, LLC; (2) all on-site customer queuing occurs within the building; and (3) the development is consistent with the design and layout of the plans and drawings, dated November 1, 2024, prepared by Interform Architecture and Design.

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 12/23.

APPROVED AS TO SUBSTANCE

CHAIRMAN



ZBA

DEC 19 2024

**ZONING BOARD OF APPEALS
CITY OF CHICAGO**

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

**Unity Parenting & Counseling,
Inc.**

482-24-S

APPLICANT(S)

CALENDAR NUMBER(S)

8907-8923 S. Ashland Avenue

November 15, 2024

SUBJECT PROPERTY

HEARING DATE

ACTION OF BOARD	THE VOTE			
		AFFIRMATIVE	NEGATIVE	ABSENT
The special use application was APPROVED SUBJECT TO CONDITIONS.	Brian Sanchez, Chairman	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Angela Brooks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Helen Shiller	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Adrian Soto	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Swathi Staley	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

FINDINGS OF THE ZONING BOARD OF APPEALS

I. APPLICATION BACKGROUND

The subject property is located in the Brainerd neighborhood. It is zoned C2-2 and is improved with a two-story motel building where the rooms directly access the parking lot. The Applicant submitted a special use application, proposing to convert the motel building into a non-congregate shelter for young adults aged 18 to 24 on the subject property. The shelter will include 26 non-congregate shelter units, including two ADA-compliant units. Each unit is designed to function as an individual living space for single occupancy and includes a full bathroom. The shelter will feature common kitchen, laundry, and multi-purpose spaces, as well as outdoor recreation areas. Pursuant to Section 17-3-0207-B(10) of the Chicago Zoning Ordinance, a transitional shelter is a special use in a C2 zoning district. In accordance with Section 17-13-0903 of the Chicago Zoning Ordinance, the Zoning Administrator of the City's Department of Planning and Development (the "Zoning Administrator" and the "Department") recommended approval of the proposed use provided: (1) the special use is issued solely to the applicant, Unity Parenting & Counseling, Inc.; (2) the development is consistent with the design and layout of the plans and drawings, dated November 7, 2024, prepared by Beehyve; (3) the facility is exclusively utilized as transitional shelter, *inclusive of the ancillary support services for their residents**; and (4) there are no more than 26 young adult clients, aged 18-24, residing on-site at any time.

II. PUBLIC HEARING

*italicized text inserted 12/19/24 after omission due to scrivener's error

In accordance with the Rules of Procedure of the Zoning Board of Appeals (“ZBA”), the Applicant had submitted its proposed Findings of Fact. The ZBA held a public hearing on the Applicant’s special use application at its regular meeting held on Friday, November 15, 2024. Due notice of the hearing was provided under Sections 17-13-0107-A(9) and 17-13-0107-B of the Chicago Zoning Ordinance and by publication in the *Chicago Tribune*. The list of participants who provided sworn testimony is attached as the **Hearing Participant Exhibit**.

At the conclusion of the hearing, the ZBA took the matter under advisement. Prior to the conclusion of the meeting, the ZBA voted on the matter.

III. SPECIAL USE CRITERIA

Pursuant to Section 17-13-0905-A of the Chicago Zoning Ordinance, no special use application may be approved unless the ZBA finds that the proposed use in its proposed location meets **all** of the following criteria: (1) it complies with all applicable standards of the Chicago Zoning Ordinance; (2) it is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of the neighborhood or community; (3) it is compatible with the character of the surrounding area in terms of site planning and building scale and project design; (4) it 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 (5) it is designed to promote pedestrian safety and comfort.

IV. FINDINGS OF FACT

After careful consideration of the evidence, testimony and the entire record, including the Applicant’s proposed Findings of Fact, the ZBA hereby makes the following findings with reference to the Applicant’s application for a special use pursuant to Section 17-13-0905-A (1)-(5) of the Chicago Zoning Ordinance:

(1). The subject property is located in a C2 zoning district. Since a transitional shelter is a special use in this zoning district, the Applicant requires a special use. The proposed use complies with all other standards set forth in the Chicago Zoning Ordinance because it is only the requirement to request a special of use from the Zoning Board of Appeals that prevents full compliance with all applicable standards of the Chicago Zoning Ordinance. The Department of Planning and Development has reviewed the Applicant’s site plan for code compliance

(2). The proposed use is in the interest of the public convenience because the proposed special use will enhance the neighborhood by increasing non-congregate shelter capacity on the South Side and will reinforce recent efforts to revitalize the area by offering vital services in a district where the need for transitional shelter remains acute. In addition, the proposed use will allow the Applicant to reach new clients and expand access to its programs focused on placing clients in permanent housing. Typical congregate shelter settings contain a large number of beds in one space, such as a gymnasium, and are required to be closed for large portions of the day. During the time that the congregate shelter is closed, the shelter guests must leave the shelter with their belongings and try to

find a safe place to stay until the shelter reopens. Because many of these types of shelters are “first come, first serve,” shelter guests stay in the area to get a bed for the night, even if the area does not have services for the homeless. Non-congregate facilities provide 24-hour shelter and function as individual rooms hosting one to three individuals. Non-congregate settings offer shelter clients a greater sense of independence, dignity, and safety than do congregate settings. Non-congregate facilities also have the effect of removing the homeless population from the streets and surrounding neighborhood.

The proposed use will not have a significant adverse impact on the general welfare of the neighborhood or community because the subject property is part of a service-oriented and retail corridor along South Ashland Avenue. The subject property is zoned C2 which represents a high intensity business or commercial zoning district. It allows nearly any type of business, service, or commercial use, including those involving outdoor operations and storage. This corridor contains a mix of auto-related, retail, restaurant, institutional and service uses. The subject property is well served by public transit with the #9 Ashland CTA bus adjacent to the Subject Property and the METRA Rock Island Brainerd Station approximately 1,000 feet away to the northeast. The surrounding residential areas are dominated by single-family bungalows, with a few multi-family buildings mixed in.

Some neighbors who appeared in opposition to the proposed use (“Objectors”) had an underlying assumption that youth experiencing homelessness and seeking services would bring crime into the neighborhood. There was also an underlying assumption that all of the youth the Applicant would serve are at-risk or dangerous or had a propensity to be sex offenders. These were fear-based assumptions lacking in evidentiary support as there are many different scenarios in which youth can find themselves without a home, such as “aging out” of foster care. Furthermore, the Board fails to see how the proposed use would not be an improvement for the neighborhood over the subject property’s current use as a motel where there is no screening process for occupants. While the Objectors seemed comfortable with a motel where any number of unseemly people or activities not in harmony with the neighborhood can take place virtually unchecked, it appears that for these Objectors, a strictly regulated residential use operated by an experienced provider will somehow hurt the area and their property values.

(3). The proposed use is compatible with the character of the surrounding area in terms of site planning and building scale and project design because the proposed use will convert an existing motel lodging space to non-congregate shelter units. The two-story motel building has stood on the subject property for nearly fifty years. It is part of the existing urban fabric in this auto-oriented commercial corridor, which includes many similar one-to three-story commercial buildings of masonry construction. The scale and masonry design of the building at the subject property will be consistent with the scale and character of surrounding structures and the building will not be expanded beyond its current footprint.

(4). The proposed use 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 because the operations will be the provision of housing and related support services. Therefore, the hours of operations at the non-congregate shelter will be

consistent with the hours of a similarly sized multi-family development, with the exception that shelter residents will be subject to a curfew from 10:00PM to 8:00AM. The shelter's most active hours will be more limited than those of the 24-hour motel that currently operates at the property. The shelter will be staffed by one program director, one case manager, one therapist, one supervisor, 15 youth engagement workers, three security personnel, and one janitor. Staffing will vary across three shifts, but personnel will be present at the shelter at all times. The Property is served by a CTA bus line and Metra's Rock Island Line and is a transit-served location within the meaning of the Zoning Ordinance. In addition, very few shelter clients are expected to drive to the Property to receive services. For these reasons, it is not expected that the Proposed Development will increase vehicle traffic or the demand for parking in the area greater than the current use as a motel.

(5). The proposed use is designed to promote pedestrian safety and comfort because the Property is highly accessible by public transit, and no driveway or new curb cut is proposed. The Applicant will be adding new streetscape improvements along the Ashland Avenue including a variety of plants as well as trees which will promote pedestrian comfort by providing shade during the summer. Because few shelter clients are expected to drive to the facility, it is anticipated that the Proposed Development will actually reduce vehicular traffic to the area relative the existing motel.

Since the applicant meets all five of the special use criteria as required by the Chicago Zoning Ordinance, the application will be approved.

CONCLUSION AND FINAL DECISION OF THE ZONING BOARD OF APPEALS

1. For all the above reasons, the ZBA finds that the Applicant has proved its case by evidence, testimony and the entire record, including the Applicant's proposed Findings of Fact, covering the specific criteria for a special use pursuant to Section 17-13-0905-A of the Chicago Zoning Ordinance.
2. The ZBA hereby APPROVES the Applicant's application for a special use, and pursuant to the authority granted by Section 17-13-0906 of the Chicago Zoning Ordinance, the Zoning Administrator is authorized to permit said special use SUBJECT TO THE FOLLOWING CONDITIONS: (1) the special use is issued solely to the applicant, Unity Parenting & Counseling, Inc.; (2) the development is consistent with the design and layout of the plans and drawings, dated November 7, 2024, prepared by Beehyve; (3) the facility is exclusively utilized as transitional shelter, *inclusive of the ancillary support services for their residents* *; and (4) there are no more than 26 young adult clients, aged 18-24, residing on-site at any time.

This is a final decision subject to review under the Illinois Administrative Review Law, 735 ILCS 5/3-101 *et seq.*

APPROVED AS TO SUBSTANCE

By: 

Brian Sanchez, Chairman

I, Janine Klich-Jensen, staff person for the ZONING BOARD OF APPEALS, certify that I caused this to be placed in the USPS mail, postage prepaid, on 12/19, 2024.


Janine Klich-Jensen

*italicized text inserted 12/19/24 after omission due to scrivener's error

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

APPLICANT: Starbucks Corporation Cal. No.483-24-S

APPEARANCE FOR: Paul Kolpak MINUTES OF MEETING:

November 15, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 6000 W. Belmont Avenue

NATURE OF REQUEST: Application for a special use to establish a drive through to serve a proposed fast-food restaurant (Starbucks).

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

ZBA

DEC 23 2024

CITY OF CHICAGO ZONING BOARD OF APPEALS

BRIAN SANCHEZ ANGELA BROOKS HELEN SHILLER ADRIAN SOTO SWATHY STALEY

Table with 3 columns: AFFIRMATIVE, NEGATIVE, ABSENT. Rows for each member with 'X' in the AFFIRMATIVE column.

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 15, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on October 31, 2024; 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 to serve a proposed fast-food restaurant (Starbucks); 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, Starbucks Corporation, and the development is consistent with the design and layout of the Site Plan, Floor Plan and Details, Interior Floor Plans, and Building Elevations and Details, dated November 9, 2024, prepared by JTS Architects; and the Landscape Plan and Landscape Details, dated November 9, 2024, prepared by Design Perspectives 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 12/23/24

Handwritten signature in blue ink.

APPROVED AS TO SUBSTANCE [Signature] CHAIRMAN

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

APPLICANT: Lawndale Christian Health Center Cal. No.173-24-S

APPEARANCE FOR: Lewis Powell

MINUTES OF MEETING:
November 15, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 4000-04 W. Jackson Boulevard

NATURE OF REQUEST: Application for a special use to establish a community center on the ground floor of an existing three-story, mixed-use building.

ACTION OF BOARD – Continued to February 21, 2025 at 2pm.

THE VOTE


ZBA

DEC 23 2024

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANGELA BROOKS
HELEN SHILLER
ADRIAN SOTO
SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Phoenix Recovery Center Services, LLC Cal. No.174-24-S

APPEARANCE FOR: Lewis Powell

MINUTES OF MEETING:
November 15, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 4000-04 W. Jackson Boulevard

NATURE OF REQUEST: Application for a special use to establish a transitional residence on the second floor of an existing three-story, mixed-use building at 4000 W. Jackson Boulevard.

ACTION OF BOARD – Continued to February 21, 2025 at 2pm.

THE VOTE

ZBA

DEC 23 2024

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANGELA BROOKS
HELEN SHILLER
ADRIAN SOTO
SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Edna's Circle Cal. No.175-24-S
APPEARANCE FOR: Lewis Powell **MINUTES OF MEETING:**
APPEARANCE AGAINST: None November 15, 2024
PREMISES AFFECTED: 4000-04 W. Jackson Boulevard

NATURE OF REQUEST: Application for a variation to reduce the rear yard setback on floor containing dwelling units from the required 30' to 25' for a proposed second and third floor addition and rear exterior stair on an existing three-story, mixed-use building.

ACTION OF BOARD – Continued to February 21, 2025 at 2pm.

THE VOTE

ZBA

DEC 23 2024

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANGELA BROOKS
HELEN SHILLER
ADRIAN SOTO
SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Phoenix Recovery Services Cal. No.266-24-S

APPEARANCE FOR: Lewis Powell **MINUTES OF MEETING:**

November 15, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 4000-04 W. Jackson Boulevard

NATURE OF REQUEST: Application for a special use to establish a transitional residence on the third floor of an existing three-story, mixed-use building.

ACTION OF BOARD – Continued to February 21, 2025 at 2pm.

THE VOTE

ZBA

DEC 23 2024

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANGELA BROOKS
HELEN SHILLER
ADRIAN SOTO
SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE

[Signature]
CHAIRMAN

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

APPLICANT: Phoenix Recovery Services Cal. No.267-24-S
APPEARANCE FOR: Lewis Powell **MINUTES OF MEETING:**
APPEARANCE AGAINST: None November 15, 2024
PREMISES AFFECTED: 4000-04 W. Jackson Boulevard

NATURE OF REQUEST: Application for a special use to establish a transitional residence in an existing two-story residential building at 4002 W. Jackson Boulevard.

ACTION OF BOARD – Continued to February 21, 2025 at 2pm.

THE VOTE

ZBA

DEC 23 2024

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANGELA BROOKS
HELEN SHILLER
ADRIAN SOTO
SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE


CHAIRMAN



ZONING BOARD OF APPEALS
CITY OF CHICAGO

ZBA

DEC 27 2024

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

S&S Mini Mart, Inc.
APPLICANT(S)

277-24-S; 278-24-Z
CALENDAR NUMBER(S)

12701-07 South Halsted Street
SUBJECT PROPERTY

November 15, 2024
HEARING DATE

ACTION OF BOARD	THE VOTE	THE VOTE		
		AFFIRMATIVE	NEGATIVE	ABSENT
The special use application was DENIED.	Brian Sanchez, Chairman	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Angela Brooks	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The variation application was DENIED.	Helen Shiller	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Adrian Soto	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Swathi Staley	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

FINDINGS OF THE ZONING BOARD OF APPEALS

I. APPLICATION BACKGROUND

The subject property is located in the West Pullman neighborhood. It is zoned C2-1 and is improved with a vehicle repair facility. The Applicant submitted a special use application, proposing to construct a gas station with single-story convenience store on the subject property. Pursuant to Section 17-3-207-HH of the Chicago Zoning Ordinance, a gas station is a special use in a C2 district. The Applicant also submitted a companion variation application seeking to reduce the minimum lot area from 20,000 sq. ft. to 13,284 sq. ft. to allow the establishment of the gas station and convenience store.

In accordance with Section 17-13-0903 of the Chicago Zoning Ordinance, the Zoning Administrator of the City's Department of Planning and Development (the "Zoning Administrator" and the "Department") recommended *denial* of the proposed gas station with convenience store. The Department's recommendation continues as follows:

The proposed gas station will have an adverse impact on the neighborhood as this proposed regional, vehicle-oriented business is not compatible with the character of the immediate surrounding area, which is predominantly low-density, single-unit residential on either side of the primarily lower-intensity and community-focused retail, personal service, quick serve restaurant, etc., businesses and religious/institutional uses within a half mile of the site, each way, along this stretch of South Halsted Street. In addition, although the proposed hours of operation (6 am to 10 pm) are relatively compatible with other area businesses, which primarily open between 8-10 am and generally close by 6-9 pm, the

intensity and vehicle-oriented nature of this business is not compatible with the character of the areas in terms of operating characteristics, such as traffic generation. Further, this proposed business at this location is not in the interest of public convenience as there are several existing gas stations already serving this community area (REF: Exhibit A) [omitted], including those located in the better-suited, more intensive vehicle-oriented area near the intersection of 127th Street with Interstate 57. Based on the foregoing, it is the Department's recommendation that the proposal to establish a gas station be denied as it is not compatible with the character of the surrounding area in terms of operating characteristics, including traffic generation, is not in the interest of the public convenience, and will have a significant adverse impact on the general welfare of the neighborhood

II. PUBLIC HEARING

In accordance with the Rules of Procedure of the Zoning Board of Appeals (“ZBA” or “the Board”), the Applicant had submitted its proposed Findings of Fact. The ZBA held a public hearing on the Applicant’s special use application at its regular meeting held on Friday, November 15, 2024. Due notice of the hearing was provided under Sections 17-13-0107-A(9) and 17-13-0107-B of the Chicago Zoning Ordinance and by publication in the *Chicago Tribune* and as continued without further notice as provided under Section 17-13-0108-A of the Chicago Zoning Ordinance.¹ The list of participants who provided sworn testimony is attached as the **Hearing Participant Exhibit**.

At the conclusion of the hearing, the ZBA took the matter under advisement. Prior to the conclusion of the meeting, the ZBA voted on the matter.

III. SPECIAL USE CRITERIA

Pursuant to Section 17-13-0905-A of the Chicago Zoning Ordinance, no special use application may be approved unless the ZBA finds that the proposed use in its proposed location meets **all** of the following criteria: (1) it complies with all applicable standards of the Chicago Zoning Ordinance; (2) it is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of the neighborhood or community; (3) it is compatible with the character of the surrounding area in terms of site planning and building scale and project design; (4) it 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 (5) it is designed to promote pedestrian safety and comfort.

IV. FINDINGS OF FACT

After careful consideration of the evidence, testimony and the entire record, including the Applicant’s proposed Findings of Fact, the ZBA hereby makes the following findings

¹ The Board notes that this matter was continued under the old rules of procedure, as a result neither the Applicant nor the Board were required to send new notice to surrounding property owners indicating that the application and plans would be available for public inspection online and that interested parties would be required to register and submit written testimony in advance of the hearing. Therefore, in the interest of fairness and due process, the Board waived the registration requirement and allowed those who would qualify as interested parties to participate in the hearing.

with reference to the Applicant's application for a special use pursuant to Section 17-13-0905-A of the Chicago Zoning Ordinance:

The proposed use does not meet the criterion under §17-13-0905-A(2) of the Chicago Zoning Ordinance.

1. The proposed special use is *not* in the interest of the public convenience and *will* have a significant impact on the general welfare of the neighborhood. As this was a criterion of contention, in making this determination, the Board weighed the stated benefits (public convenience) of the proposed use to the community against the stated adverse impacts on the general welfare of the community.
2. According to the Applicant's written application, the proposed use would "allow for the development of currently dormant property", "reactivate the subject property", and "serve residents and visitors to the subject area." The Applicant concludes, "[t]he project is therefore in the interest of the public convenience and will not adversely impact the general welfare of the neighborhood."² At the public hearing, the Applicant was not able to articulate a benefit to the community beyond that described in its proposed findings.
3. Similarly, the Applicant's Land Use Consultant in his report concluded, based off his "professional opinion" and no other supporting evidence, that the proposed use would "provide and fulfill a need for a gas station /convenience store in the subject area."³
4. Those in opposition to the application disagreed that the proposed use was in the interest of the public convenience. Nancy Radzevich, Assistant Commissioner for the Department of Planning and Development (the "Department"), Alderman Anthony Beale, and other Interested Parties, credibly testified that there is an oversaturation of gas stations in the community, over a dozen of them. They questioned, by adding another gas station to the community, is there much of a community benefit? Is there really a need for another gas station in the subject area?
5. The Applicant's written submission does not really articulate how the proposed use will not have a significant impact on the general welfare of the neighborhood, but instead makes a conclusory statement that the proposed use will not have a significant impact. The Land Use Consultant highlighted that the Applicant's proposed hours of operation were similar to many nearby commercial uses and also identified the proposed landscaping as reasons why the proposed use would not have a significant impact on the general welfare of the neighborhood.⁴
6. On the other hand, those in opposition to the application discussed a number of potential significant impacts the proposed use would have on the general welfare of

² Applicant's *Proposed Findings of Fact - Special Use*, Received Jun. 5 2024 at p.4.

³ *Consulting Report for 12701 South Halsted St.* by Terence O'Brien at p. 3.

⁴ *Id.* at 4. The Applicant's consultant also noted that the subject property is zoned C2-1 which is a motor-vehicle related district, which allows for more intensive uses. The Board will discuss that point in further detail in another section below.

the community and shared personal anecdotes highlighting a pattern of crime, violence, and traffic collisions at the other nearby gas stations. While the Board shares those same concerns, the strongest and most convincing argument was that approving another gas station in an area already saturated with them would increase their detrimental effect on the community in terms of environmental degradation. This is a neighborhood that has historically been overburdened by the levels of, and therefore negative effects of, pollution. Approving more gas stations in the community would have a compounding effect on air pollution, soil and groundwater pollution, river pollution, as well as noise and light pollution.

7. In weighing the potential benefit of the proposed use to the community against any adverse effects it might have on such community, it is hard to see how the community would benefit from adding another gas station with convenience store but it easy to see the potential for crime, traffic collisions, and the negative environmental impact on a community historically overburdened by the levels and effects of pollution.

The proposed use does not meet the criterion under §17-13-0905-A(4) of the Chicago Zoning Ordinance.

8. The Board also heard arguments from the Department and the Applicant regarding whether or not the proposed use was compatible with the character of the surrounding area in terms of operating characteristics pursuant to §17-13-0905-A(4).
9. The Applicant argued that by virtue of the zoning district in which the subject property sits, it was compatible with the operating characteristics of the area.
10. The subject property is zoned C2-1, which is a Motor Vehicle-Related Commercial District. The primary purpose of the C2, Motor Vehicle-Related Commercial district is to accommodate a very broad range of business, service and commercial uses. In terms of allowed uses, C2 represents the highest intensity business or commercial zoning district. It allows nearly any type of business, service or commercial use, including those involving outdoor operations and storage. Like the B3 district, the C2 district, development will generally be destination-oriented; a very large percentage of customers will arrive by automobile.
11. Taken by itself, it is understandable to think that the subject property would be compatible with the surrounding area due to its zoning designation. However, the Board's analysis does not stop there.
12. Special uses are uses that, because of their widely varying land use and operational characteristics, require case-by-case review in order to determine whether they will be compatible with surrounding uses and development patterns. Case-by-case review is intended to ensure consideration of the special use's anticipated land use, site design and operational impacts. In other words, uses designated as special uses require special consideration due to the unique or unusual impacts associated with them.

13. The Chicago Zoning Ordinance recognizes that the operation of a gas station may not be compatible with every area, regardless of zoning district, and requires special use approval for all new gas stations. §17-9-0109-A.
14. These facts taken together with the special use criteria require the Board to look beyond the specific zoning district at issue, which in this case, happens to only be the size of the subject property. The Board must look at the project proposal (a gas station with convenience store) and the surrounding area to see whether or not the two are compatible.
15. The immediate area surrounding the subject property is largely residential and is zoned RS-2. The narrow corridor along Halsted Street, on which the subject property is located, runs between the residential areas and is largely zoned B3-1, community shopping district. Again, the subject property is spot-zoned, meaning it is the only property with a C zoning designation, surrounded by lesser intensive uses.
16. It was the Department's position that gas stations tend to be the types of businesses that draw customers from a wider geographical area, and as such the proposed use would generate additional traffic and noise outside the normal levels of the neighborhood retail stores adjacent to the subject property.
17. At the public hearing, the Applicant stated that the Department's reasoning was faulty because special uses are considered compatible with the other uses in the zoning district, and that a special use may not be denied on the grounds that it is not in harmony with the surrounding neighborhood, citing *Chicago Heights v. Living World Outreach*, 196 Ill. 2d 1, 18 (2001).
18. The Applicant's interpretation misconstrues the holding and facts of the case. In *Chicago Heights*, the applicant church was denied a special use because the City concluded that a special use permit for *any noncommercial use* along West Lincoln Highway would frustrate the City's plan to develop a strong commercial corridor. The Court emphasized that the City's objection to the church and denial of the special use was improper because the denial did not center on any attribute unique to the applicant or its facilities. In other words, the denial was not fact specific. For example, Chicago Heights did not conclude that the church would impede orderly development, lower property values, or generate traffic problems. Instead, it was a blanket denial of any non-commercial development along the corridor.
19. In this matter, the Department looked at the intensity and vehicle-oriented nature of the specific proposed use and concluded that it was not compatible with the character of the area in terms of operating characteristics such as noise and traffic generation.
20. The Board agrees with this conclusion. While most uses along this Halsted corridor are destination-oriented, with a very large percentage of customers arriving by automobile, the proposed use is a more intensive use than what is normal for the

surrounding area. For example, for the other neighboring uses such as a restaurant, hair salon, daycare, or even an auto repair shop, customers generally will arrive at their destination, turn off their car, and go inside. However, for a gas station with convenience store, customers are generally outside. Customers may be playing music with the windows down, they may be interacting with other customers, and if they or a passenger are visiting the convenience store, they may not even turn their car off at all.

21. The Board agrees with the objecting neighbors that there would be significantly more outdoor noise associated with the proposed use than the average noise level generated by the surrounding community. The Board also agrees with the Department that while other neighboring businesses are community-focused and generate local traffic, the proposed gas station with convenience store is likely to generate traffic from a wider geographic area.

Discussion of previous approval on the subject property

22. At the hearing, the Applicant relied heavily on a nearly 3-year-old ZBA approval for a special use and variation to construct and operate a gas station on the subject property.
23. While it is true that the ZBA granted both zoning requests by a different applicant on the subject property, decisions in ZBA cases do not set a precedent that must be followed in subsequent cases. Each case is unique and considered on its own merits.
24. The matter heard in 2022 was decided by a close vote of 3-2 by a Board made up of completely different commissioners who heard different testimonies from different witnesses. The Board is cognizant that the public expects a level of consistency in its decision-making, however that alone is not a reason to repeat a decision, in this case a close decision, that the current Board believes will negatively impact the general welfare of the community.
25. Since the Applicant does not meet all five of the special use criteria as required by the Chicago Zoning Ordinance, the special use application will be denied. As a result, the companion variation application that depends on special use approval must also be denied.

CONCLUSION AND FINAL DECISION OF THE ZONING BOARD OF APPEALS

1. For all the above reasons, the ZBA finds that the Applicant has not proved its case by evidence, testimony and the entire record, including the Applicant's proposed Findings of Fact, covering the specific criteria for a special use pursuant to Section 17-13-0905-A of the Chicago Zoning Ordinance.
2. The ZBA hereby DENIES the Applicant's application for a special use.
3. The ZBA hereby DENIES the Applicant's companion application for a variation.

This is a final decision subject to review under the Illinois Administrative Review Law,
735 ILCS 5/3-101 *et seq.*

APPROVED AS TO SUBSTANCE

By: 

Brian Sanchez, Chairman

I, Janine Klich-Jensen, staff person for the ZONING BOARD OF APPEALS, certify that
I caused this to be placed in the USPS mail, postage prepaid, on 12/27, 2024.


Janine Klich-Jensen

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

APPLICANT: Dena Oaklander and Travis Meyer **Cal. No.:** 368-24-Z

APPEARANCE FOR: Thomas Moore **MINUTES OF MEETING:**

November 15, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1936 N. Sedgwick Street

NATURE OF REQUEST: Application for a variation to reduce the north and south side setback from 2' to 0.35' and 1.74' and the combined setback from 4.08' to 2.09' for a proposed two-story rear addition and lower-level addition to connect the rear and principal building resulting in a two-story single-family residence.

ACTION OF BOARD – VARIATION GRANTED

THE VOTE

ZBA

DEC 23 2024

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANGELA BROOKS
HELEN SHILLER
ADRIAN SOTO
SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
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 15, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on October 31, 2024; 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 north and south side setback to 0.35' and 1.74' and the combined setback to 2.09' for a proposed two-story rear addition and lower-level addition to connect the rear and principal building resulting in a two-story single-family residence; an additional variation was granted to subject property in Cal. No. 369-24-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 a character of the neighborhood, it is therefore

RESOLVED, that the aforesaid variation request be and it hereby is approved and the Zoning Administrator is authorized to permit said variation 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 12/22/24

APPROVED AS TO SUBSTANCE

[Signature]
CHAIRMAN

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

APPLICANT: Dena Oaklander and Travis Meyer **Cal. No.:** 369-24-Z
APPEARANCE FOR: Thomas Moore **MINUTES OF MEETING:**
November 15, 2024
APPEARANCE AGAINST: None
PREMISES AFFECTED: 1936 N. Sedgwick Street

NATURE OF REQUEST: Application for a variation to reduce the minimum required diameter of 10' and 155 square feet of rear yard open space to zero square feet for a proposed rear two-story addition and lower-level addition to connect rear and principal buildings in a two-story, single-family residence.

ACTION OF BOARD – VARIATION GRANTED

THE VOTE

ZBA

DEC 23 2024

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANGELA BROOKS
HELEN SHILLER
ADRIAN SOTO
SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
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 15, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on October 31, 2024; 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 minimum required diameter of 10' and 155 square feet of rear yard open space to zero square feet for a proposed rear two-story addition and lower-level addition to connect rear and principal buildings in a two-story, single-family residence; an additional variation was granted to subject property in Cal. No. 368-24-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 aforesaid variation request be and it hereby is approved and the Zoning Administrator is authorized to permit said variation 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.

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APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: C.K. Construction, Inc.

Cal. No.: 388-24-Z

APPEARANCE FOR: Same as Applicant

MINUTES OF MEETING:
November 15, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 11202-08 S. Christiana Avenue

NATURE OF REQUEST: Application for a variation to reduce the front setback from the required 20' to 16.4', north side setback from 4' to 1.3", (south to be 3.8'), combined side yard setback from 9' to 5.1' for the division of an improved zoning lot. The existing single-family residence at 11206 shall remain. Vacant lots at 11202 and 11208 are proposed.

ACTION OF BOARD – DISMISSED ON THE BOARD’S OWN MOTION

THE VOTE

ZBA

DEC 23 2024

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANGELA BROOKS
HELEN SHILLER
ADRIAN SOTO
SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE

B. Sanchez
CHAIRMAN