

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

MINUTES OF MEETING:

October 18, 2024

Cal. No. 234-23-S

The Applicant WeDriveU America LLC, Inc. presented a written request for an extension of time in which to establish utilities and services, major in a proposed one-story building to establish a transit maintenance facility with outdoor transit storage at 2545 W. Fulton Street. The special use was approved on September 15, 2023 in Cal. No. 234-23-S.

The Applicant's representative, Richard Toth stated that the Applicant's principal reason for the extension was though the building permits were issued and the property was developed per the requirements of the variations, construction took longer than estimated and was only just recently ready for occupancy. The Applicant is now ready to go forward on the licensing portion of the project.

Acting Chairman Sanchez moved the request be granted and the time for obtaining the necessary permits be extended to October 23, 2025.

THE VOTE

ZBA

NOV 18 2024

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ

HELEN SHILLER

ADRIAN SOTO

SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Khanh Hung, LLC dba Ravenswood Nail Party Cal. No. 405-24-S

APPEARANCE FOR: Same as Applicant

MINUTES OF MEETING:
October 18, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1716 W. Lawrence Avenue

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

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

ZBA

NOV 18 2024

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
HELEN SHILLER
ADRIAN SOTO
SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
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 October 18, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on October 3, 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 11/18/24

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Sonia Maribel Lema Guachichulca Cal. No.406-24-S
APPEARANCE FOR: Same as Applicant **MINUTES OF MEETING:** October 18, 2024
APPEARANCE AGAINST: None
PREMISES AFFECTED: 5536 W. Belmont Avenue

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

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

ZBA

 NOV 18 2024

 CITY OF CHICAGO
 ZONING BOARD
 OF APPEALS

BRIAN SANCHEZ
 HELEN SHILLER
 ADRIAN SOTO
 SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

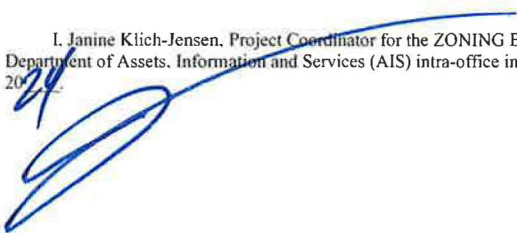
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 18, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on October 3, 2024; and

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 11/18/24.



APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: NW Barbershop c/o Abdulkader Matsharka Cal. No.407-24-S

APPEARANCE FOR: Same as Applicant

MINUTES OF MEETING:
October 18, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 5533 N. Milwaukee Avenue

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

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE



NOV 18 2024

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ

HELEN SHILLER

ADRIAN SOTO

SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
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 October 18, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on October 3, 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 11/18/24.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Fades by Adi Inc. Cal. No.408-24-S
APPEARANCE FOR: Same as Applicant **MINUTES OF MEETING:**
October 18, 2024
APPEARANCE AGAINST: None
PREMISES AFFECTED: 3304 N. Harlem Avenue

NATURE OF REQUEST: Application for a special use to establish a barber shop.

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

ZBA

NOV 18 2024

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
HELEN SHILLER
ADRIAN SOTO
SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

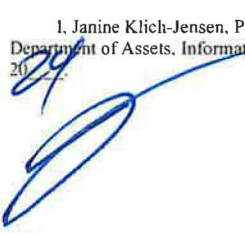
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 18, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on October 3, 2024; and

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 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 11/18/24.



APPROVED AS TO SUBSTANCE


CHAIRMAN

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:**
October 18, 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 – Continued to November 15, 2024 at 9:00am.

ZBA

NOV 18 2024

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
HELEN SHILLER
ADRIAN SOTO
SWATHY STALEY

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE

CHAIRMAN

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:**
October 18, 2024

APPEARANCE AGAINST: None

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

ZBA

NOV 18 2024

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
HELEN SHILLER
ADRIAN SOTO
SWATHY STALEY

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Little Forest Massage, LLC Cal. No.411-24-S
APPEARANCE FOR: Nicholas Ftikas / Frederick Agustin **MINUTES OF MEETING:**
October 18, 2024
APPEARANCE AGAINST: None
PREMISES AFFECTED: 411 W. North Avenue

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

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

ZBA

NOV 18 2024

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
HELEN SHILLER
ADRIAN SOTO
SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
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 October 18, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on October 3, 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 service; 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, Little Forest Massage, LLC, 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, 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 11/18/24.



APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Raising Cane’s Restaurants, LLC Cal. No.412-24-S

APPEARANCE FOR: Sara Barnes **MINUTES OF MEETING:**
October 18, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 6601-17 W. Grand Avenue

NATURE OF REQUEST: Application for a special use to establish a dual lane drive through to serve a fast-food restaurant.

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

ZBA

NOV 18 2024

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
HELEN SHILLER
ADRIAN SOTO
SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
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 October 18, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on October 3, 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 dual lane drive through to serve a fast-food restaurant; 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, Raising Cane's Restaurants, LLC; and the development is consistent with the design and layout of the SP-1 (site plan), dated October 18, 2024, prepared by Kimley Horn; Tree Preservation Plan, Landscape Plan, Landscape Specifications, Fixture Plan (floor plan), and Proposed Exterior Elevations, dated October 18, 2024, prepared by ADA Architects.

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 11/18 2024.



APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: South Shore Commercial Property, LLC **Cal. No.:** 413-24-Z

APPEARANCE FOR: Scott Borstein **MINUTES OF MEETING:**
October 18, 2024

APPEARANCE AGAINST: None

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

NATURE OF REQUEST: Application for a variation to reduce the amount of street facing transparent window area required along 71st street from 716.11 square feet to 551.28 square feet and along Jeffrey Boulevard from 528.19 square feet to 357.42 square feet for a proposed three-story, multi-use building that is located within 2,640' of a Metra rail station entrance.

ACTION OF BOARD - VARIATION GRANTED

ZBA

NOV 18 2024

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

BRIAN SANCHEZ
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 October 18, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on October 3, 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 amount of street facing transparent window area required along 71st street to 551.28 square feet and along Jeffrey Boulevard to 357.42 square feet for a proposed three-story, multi-use building that is located within 2,640' of a Metra rail station entrance; four additional variations were granted to the subject property in Cal. Nos. 414-24-Z, 415-24-Z, 416-24-Z, and 417-24-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 11/18/24.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: South Shore Commercial Property, LLC **Cal. No.:** 414-24-Z

APPEARANCE FOR: Scott Borstein

MINUTES OF MEETING:
October 18, 2024

APPEARANCE AGAINST: None

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

NATURE OF REQUEST: Application for a variation to allow a facade that is greater than 5' from the sidewalk for a proposed three-story, multi-use building that is located within 2,640' of a Metra rail station entrance.

ACTION OF BOARD - VARIATION GRANTED

ZBA

NOV 18 2024

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

THE VOTE

	AFFIRMATIVE	NEGATIVE	ABSENT
BRIAN SANCHEZ	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 October 18, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on October 3, 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 a facade that is greater than 5' from the sidewalk for a proposed three-story, multi-use building that is located within 2,640' of a Metra rail station entrance; four additional variations were granted to the subject property in Cal. Nos. 413-24-Z, 415-24-Z, 416-24-Z, and 417-24-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, Jamine 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 11/18/24.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: South Shore Commercial Property, LLC **Cal. No.:** 415-24-Z

APPEARANCE FOR: Scott Borstein **MINUTES OF MEETING:**
October 18, 2024

APPEARANCE AGAINST: None

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

NATURE OF REQUEST: Application for a variation to allow two proposed driveways for access to required on site accessory parking and loading for a property that is required to comply with pedestrian street standards under 17-3-0308 for a proposed three-story, multi-use building that is located within 2,640' of a Metra rail station entrance.

ACTION OF BOARD - VARIATION GRANTED

ZBA

NOV 18 2024

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

THE VOTE

BRIAN SANCHEZ
HELEN SHILLER
ADRIAN SOTO
SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

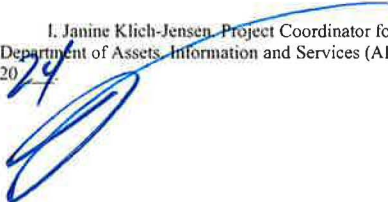
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 18, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on October 3, 2024; and

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 two proposed driveways for access to required on site accessory parking and loading for a property that is required to comply with pedestrian street standards under 17-3-0308 for a proposed three-story, multi-use building that is located within 2,640' of a Metra rail station entrance; four additional variations were granted to the subject property in Cal. Nos. 413-24-Z, 414-24-Z, 416-24-Z, and 417-24-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 11/19/2024.



APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: South Shore Commercial Property, LLC **Cal. No.:** 416-24-Z

APPEARANCE FOR: Scott Borstein **MINUTES OF MEETING:**
October 18, 2024

APPEARANCE AGAINST: None

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

NATURE OF REQUEST: Application for a variation to reduce the number of off-street parking spaces for a transit served location from sixty-five to twelve parking spaces for a proposed three-story, multi-use building that is located within 2,640' of a Metra rail station entrance.

ACTION OF BOARD - VARIATION GRANTED

ZBA

NOV 18 2024

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

BRIAN SANCHEZ
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 October 18, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on October 3, 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 number of off-street parking spaces for a transit served location to twelve parking spaces for a proposed three-story, multi-use building that is located within 2,640' of a Metra rail station entrance; four additional variations were granted to the subject property in Cal. Nos. 413-24-Z, 414-24-Z, 415-24-Z, and 417-24-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.

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 11/18/24.



APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: South Shore Commercial Property, LLC **Cal. No.:** 417-24-Z

APPEARANCE FOR: Scott Borstein **MINUTES OF MEETING:**
October 18, 2024

APPEARANCE AGAINST: None

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

NATURE OF REQUEST: Application for a variation to establish a public place of amusement license to be located within 125' of a residential use for a proposed three-story, multi-use building that is located within 2,640' of a Metra rail station entrance.

ACTION OF BOARD - VARIATION GRANTED

ZBA

THE VOTE

NOV 18 2024

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ

HELEN SHILLER

ADRIAN SOTO

SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
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 October 18, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on October 3, 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 establish a public place of amusement license to be located within 125' of a residential use for a proposed three-story, multi-use building that is located within 2,640' of a Metra rail station entrance; four additional variations were granted to the subject property in Cal. Nos. 413-24-Z, 414-24-Z, 415-24-Z, and 416-24-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.

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 11/18/2024.



APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Amen African Hair Braids, LLC Cal. No.418-24-S
APPEARANCE FOR: Owen Brugh **MINUTES OF MEETING:**
October 18, 2024
APPEARANCE AGAINST: None
PREMISES AFFECTED: 5240 N. Pulaski Road

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

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

ZBA

NOV 18 2024

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
HELEN SHILLER
ADRIAN SOTO
SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

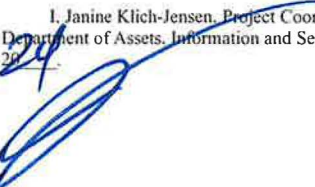
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 18, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on October 3, 2024; and

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 braiding 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 11/18/24




APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Mariana Bahena
APPEARANCE FOR: Emmanuel Byarm
APPEARANCE AGAINST: None
PREMISES AFFECTED: 2650 N. Kildare Avenue

Cal. No.: 419-24-Z

MINUTES OF MEETING:
 October 18, 2024

NATURE OF REQUEST: Application for a variation to reduce the north side setback from the required 2.32' to 0.8' (south side yard shall be 5.1') for a proposed three-story enclosed rear porch onto an existing three-story, two dwelling unit building being renovated and converted to a three dwelling unit building.

ACTION OF BOARD - VARIATION GRANTED

ZBA

NOV 18 2024

CITY OF CHICAGO
 ZONING BOARD
 OF APPEALS

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

BRIAN SANCHEZ
 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 October 18, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on October 3, 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 side setback to 0.8' (south side yard shall be 5.1') for a proposed three-story enclosed rear porch onto an existing three-story, two dwelling unit building being renovated and converted to a three dwelling unit building; 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-Jenson, 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 10/18/24.



APPROVED AS TO SUBSTANCE

 CHAIRMAN

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

APPLICANT: 4645 North Clark, LLC Cal. No.420-24-S
APPEARANCE FOR: Ximena Castro **MINUTES OF MEETING:**
October 18, 2024
APPEARANCE AGAINST: None
PREMISES AFFECTED: 3642 W. Oakdale Avenue

NATURE OF REQUEST: Application for a special use to establish residential use below the second floor for a proposed four-story, four dwelling unit building.

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

ZBA

NOV 18 2024

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
HELEN SHILLER
ADRIAN SOTO
SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
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 October 18, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on October 3, 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 use below the second floor for a proposed four-story, four dwelling unit 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: the development is consistent with the design and layout of the plans and drawings, dated October 8, 2024, prepared by REM Architecture 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 11/18/24

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: AG Bells II, LLC Cal. No.422-24-S
APPEARANCE FOR: Ximena Castro **MINUTES OF MEETING:**
October 18, 2024
APPEARANCE AGAINST: None
PREMISES AFFECTED: 5224 N. Northwest Highway

NATURE OF REQUEST: Application for a special use to establish a single lane drive through to serve a proposed fast-food restaurant in an existing building.

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

ZBA

 NOV 18 2024

 CITY OF CHICAGO
 ZONING BOARD
 OF APPEALS

BRIAN SANCHEZ
 HELEN SHILLER
 ADRIAN SOTO
 SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

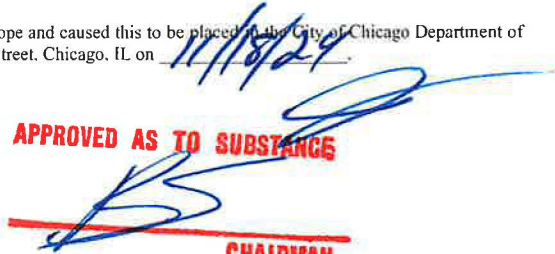
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 18, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on October 3, 2024; and

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 single lane drive through to serve a proposed fast-food restaurant in an existing building; a variation was also granted to the subject property in Cal. No. 423-24-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, AG Bells, II, LLC, and the development is consistent with the design and layout of the Site Plan, Landscape Plan, and Landscape Details, dated October 10, 2024, prepared by Kimley Horn; and Site Plan and Details, Floor Plan, and Exterior Elevations (2 sheets, A4.0 and A4.1), dated October 10, 2024, prepared by MRV Architects.

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 11/18/24

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: AG Bells, II, LLC
APPEARANCE FOR: Ximena Castro
APPEARANCE AGAINST: None
PREMISES AFFECTED: 5224 N. Northwest Highway

Cal. No.: 423-24-Z

MINUTES OF MEETING:
October 18, 2024

NATURE OF REQUEST: Application for a variation to reduce the landscape perimeter from the required 7' to 5.5' for a proposed fast-food restaurant with a single lane drive-through in an existing building.

ACTION OF BOARD - VARIATION GRANTED

ZBA

THE VOTE

NOV 18 2024

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
HELEN SHILLER
ADRIAN SOTO
SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
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 October 18, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on October 3, 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 landscape perimeter to 5.5' for a proposed fast-food restaurant with a single lane drive-through in an existing building; a special use was also approved for the subject property in Cal. No. 422-24-S; 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 11/18/2024.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: 3014 N. California, LLC Cal. No.424-24-S
APPEARANCE FOR: Ximena Castro **MINUTES OF MEETING:**
APPEARANCE AGAINST: None October 18, 2024
PREMISES AFFECTED: 3014 N. California Avenue

NATURE OF REQUEST: Application for a special use to expand an existing first-floor dwelling unit into the basement in an existing two-story, six dwelling unit building to be converted to a four dwelling unit building.

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

ZBA

NOV 18 2024

CITY OF CHICAGO
 ZONING BOARD
 OF APPEALS

BRIAN SANCHEZ
 HELEN SHILLER
 ADRIAN SOTO
 SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
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 October 18, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on October 3, 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 an existing first-floor dwelling unit into the basement in an existing two-story, six dwelling unit building to be converted to a four dwelling unit building; 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 development is consistent with design and layout of the plans and drawings, dated October 16, 2024, prepared by BLDG PROJ Architecture + 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 11/18/24.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: 934, LLC Cal. No.425-24-S
APPEARANCE FOR: Nicholas Ftikas **MINUTES OF MEETING:**
October 18, 2024
APPEARANCE AGAINST: None
PREMISES AFFECTED: 934 W. Diversey Parkway

NATURE OF REQUEST: Application for a special use to convert the ground floor commercial space to a business live/work unit with office use to the existing three-story, mixed-use building with three dwelling units above.

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

ZBA

NOV 18 2024
 CITY OF CHICAGO
 ZONING BOARD
 OF APPEALS

BRIAN SANCHEZ
 HELEN SHILLER
 ADRIAN SOTO
 SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
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 October 18, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on October 3, 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 the ground floor commercial space to a business live/work unit with office use to the existing three-story, mixed-use building with three dwelling units above; 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 development is consistent with the design and layout of the plans and drawings, dated October 11, 2024, prepared by Axios Architects and Consultants.

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 11/18/24.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Jacobdabuilder, Inc.

Cal. No.: 426-24-Z

APPEARANCE FOR: Paul Kolpak

MINUTES OF MEETING:
October 18, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 4827 S. St. Lawrence Avenue

NATURE OF REQUEST: Application for a variation to reduce the front setback from the required 15' to 11', north side setback from 2' to 0.5' (south to be 1.55'), combined side yard setback from 4.5' to 2.05' for a proposed three-story, three dwelling unit building with a detached two car garage in a transit served location.

ACTION OF BOARD - VARIATION GRANTED

ZBA

THE VOTE

NOV 18 2024
CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
HELEN SHILLER
ADRIAN SOTO
SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
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 October 18, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on October 3, 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 11', north side setback to 0.5' (south to be 1.55'), combined side yard setback to 2.05' for a proposed three-story, three dwelling unit building with a detached two car garage in a transit served location; Yvonne Washington of 4824 S. St. Lawrence, Chicago 60615 and Lisa Korpan of 4829 S. St. Lawrence #3, Chicago 60615 appeared in opposition, however after hearing testimony from the Applicant and it's Attorney, withdrew their objection; 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 11/18/2024.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Jason and Laura Elizabeth Grover **Cal. No.:** 427-24-Z

APPEARANCE FOR: Paul Kolpak **MINUTES OF MEETING:**
October 18, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2058 W. Webster Avenue

NATURE OF REQUEST: Application for a variation to increase the existing floor area from 3,024 to 3,333 square feet for a proposed third floor addition to an existing three-story, single-family residence.

ACTION OF BOARD - VARIATION GRANTED

ZBA

NOV 18 2024

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

BRIAN SANCHEZ
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 October 18, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on October 3, 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 to 3,333 square feet for a proposed third floor addition to an 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 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 11/18



APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Semco Realty Partners, LLC **Cal. No.:** 428-24-Z

APPEARANCE FOR: Tyler Manic / Emmanuel Byarm **MINUTES OF MEETING:**
October 18, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1118 N. Oakley Boulevard

NATURE OF REQUEST: Application for a variation to reduce the rear setback from the required 30' to 10.40' for a proposed rear three-story enclosed porch for the existing three-story, six dwelling unit building.

ACTION OF BOARD - VARIATION GRANTED

ZBA

THE VOTE

NOV 18 2024

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
HELEN SHILLER
ADRIAN SOTO
SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
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 October 18, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on October 3, 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 10.40' for a proposed rear three-story enclosed porch for the existing three-story, six dwelling unit building; an additional variation was granted to the subject property in Cal. No. 429-24-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 11/18/24.



APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Semco Realty Partners, LLC **Cal. No.:** 429-24-Z
APPEARANCE FOR: Tyler Manic / Emmanuel Byarm **MINUTES OF MEETING:**
APPEARANCE AGAINST: None October 18, 2024
PREMISES AFFECTED: 1118 N. Oakley Boulevard

NATURE OF REQUEST: Application for a variation to increase the floor area amount from the existing 5,394.12 square feet to 5,861.37 square feet (467.25 square feet) for a proposed rear three-story enclosed porch for the existing three-story, six dwelling unit building.

ACTION OF BOARD - VARIATION GRANTED

ZBA

NOV 18 2024
 CITY OF CHICAGO
 ZONING BOARD
 OF APPEALS

THE VOTE

	AFFIRMATIVE	NEGATIVE	ABSENT
BRIAN SANCHEZ	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 October 18, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on October 3, 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 amount to 5,861.37 square feet (467.25 square feet) for a proposed rear three-story enclosed porch for the existing three-story, six dwelling unit building; an additional variation was granted to the subject property in Cal. No. 428-24-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 11/18/24.



APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Holy Fade Hair Parlor, LLC Cal. No.430-24-S
APPEARANCE FOR: Thomas Moore **MINUTES OF MEETING:**
October 18, 2024
APPEARANCE AGAINST: None
PREMISES AFFECTED: 3345 N. Broadway

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

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

ZBA

NOV 18 2024

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
HELEN SHILLER
ADRIAN SOTO
SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
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 October 18, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on October 3, 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 11/18/24

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: 1647 N. Sedgwick Condo Association **Cal. No.:** 431-24-Z

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

October 18, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1647 N. Sedgwick Street

NATURE OF REQUEST: Application for a variation to reduce the rear setback from the required 30' to 22.83', south side setback from 2' to 1' for a proposed rear porch and stairs and a new detached two car garage with roof top deck and access stairs from the rear porch on an existing three-story, three dwelling unit building.

ACTION OF BOARD - VARIATION GRANTED

ZBA

THE VOTE

NOV 18 2024

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
HELEN SHILLER
ADRIAN SOTO
SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
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 October 18, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on October 3, 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 22.83', south side setback to 1' for a proposed rear porch and stairs and a new detached two car garage with roof top deck and access stairs from the rear porch on an existing three-story, three dwelling unit building; an additional variation was granted to the subject property in Cal. No. 432-24-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.

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 11/18/2024.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: 1647 N. Sedgwick Condo Association **Cal. No.:** 432-24-Z

APPEARANCE FOR: Thomas Moore **MINUTES OF MEETING:**
October 18, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1647 N. Sedgwick Street

NATURE OF REQUEST: Application for a variation to relocate the 118.23 square feet of required rear yard open space onto the roof deck of the proposed garage more than 6' above grade for a proposed rear porch and stairs and a proposed two car detached garage with rooftop deck and access stairs from the rear porch on an existing three-story, three dwelling unit building.

ACTION OF BOARD - VARIATION GRANTED

ZBA

THE VOTE

NOV 18 2024

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
HELEN SHILLER
ADRIAN SOTO
SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
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 October 18, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on October 3, 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 relocate the 118.23 square feet of required rear yard open space onto the roof deck of the proposed garage more than 6' above grade for a proposed rear porch and stairs and a proposed two car detached garage with rooftop deck and access stairs from the rear porch on an existing three-story, three dwelling unit building; an additional variation was granted to the subject property in Cal. No. 431-24-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 11/18/2024.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Exclusa Enterprise, Inc. Cal. No.433-24-S

APPEARANCE FOR: Agnes Plecka **MINUTES OF MEETING:**
October 18, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3018-22 W. North Avenue

NATURE OF REQUEST: Application for a special use to establish an outdoor patio, expansion of a tavern.

ACTION OF BOARD – Continued to December 20, 2024 at 2:00pm.

THE VOTE

ZBA

NOV 18 2024

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRJAN SANCHEZ
HELEN SHILLER
ADRIAN SOTO
SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Padel Chicago, LLC Cal. No.434-24-S

APPEARANCE FOR: Paul Shadle/Peter NeCastro **MINUTES OF MEETING:**
October 18, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 219 N. Paulina Street

NATURE OF REQUEST: Application for a special use to establish a sports and recreation participant (private health club to include padel tennis, conference rooms, office lounge and locker rooms) in PMD 4A Kinzie Corridor.

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

ZBA

NOV 18 2024

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
HELEN SHILLER
ADRIAN SOTO
SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

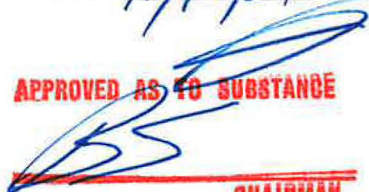
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 18, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on October 3, 2024; and

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 sports and recreation participant (private health club to include padel tennis, conference rooms, office lounge and locker rooms) in PMD 4A Kinzie Corridor; 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, Padel Chicago, LLC, and is consistent with the design and layout of the plans and drawings, dated October 15, 2024, prepared by Scott Brdar M. Arch.

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 11/18/24.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Mushapa, LLC Cal. No.435-24-S
APPEARANCE FOR: Patrick Turner **MINUTES OF MEETING:**
October 18, 2024
APPEARANCE AGAINST: None
PREMISES AFFECTED: 4346 N. Western Avenue

NATURE OF REQUEST: Application for a special use to establish a gas station with an expanded convenience store from 2,246 square feet to 3,862 square feet.

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

ZBA

 NOV 18 2024

 CITY OF CHICAGO
 ZONING BOARD
 OF APPEALS

BRIAN SANCHEZ
 HELEN SHILLER
 ADRIAN SOTO
 SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
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 October 18, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on October 3, 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 gas station with an expanded convenience store to 3,862 square feet; two variations were also granted to the subject property in Cal. Nos. 436-24-Z and 437-24-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, Mushapa, LLC, and the development is consistent with the design and layout of the plans and drawings, dated October 17, 2024, prepared by Jeff + Associates 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 11/18/24


APPROVED AS TO SUBSTANCE
CHAIRMAN

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

APPLICANT: Mushapa, LLC

Cal. No.: 436-24-Z

APPEARANCE FOR: Patrick Turner

MINUTES OF MEETING:
October 18, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 4346 N. Western Avenue

NATURE OF REQUEST: Application for a variation to reduce the minimum lot area from the required 20,000 square feet to 14,364 square feet for a proposed gas station with an expanded convenience store.

ACTION OF BOARD - VARIATION GRANTED

THE VOTE

ZBA

NOV 18 2024

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
HELEN SHILLER
ADRIAN SOTO
SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

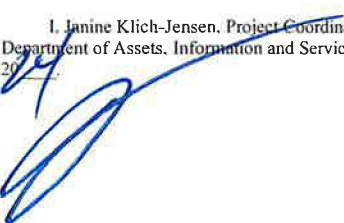
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 18, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on October 3, 2024; and

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 lot area to 14,364 square feet for a proposed gas station with an expanded convenience store; a special use was approved and an additional variation was granted to the subject property in Cal. Nos. 435-24-S and 437-24-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

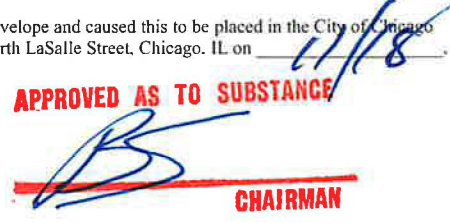
RESOLVED, that the aforesaid variation request be and it hereby is approved and the Zoning Administrator is authorized to permit said variation subject to the following condition(s) provided: the special use is issued solely to the applicant, Mushapa, LLC, and the development is consistent with the design and layout of the plans and drawings, dated October 17, 2024, prepared by Jeff + Associates 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 11/18 2024.



APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Mushapa, LLC

Cal. No.: 437-24-Z

APPEARANCE FOR: Patrick Turner

MINUTES OF MEETING:
October 18, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 4346 N. Western Avenue

NATURE OF REQUEST: Application for a variation to reduce 36 lineal feet of perimeter landscape setback to zero feet and eliminating required tree and shrub hedge.

ACTION OF BOARD - VARIATION GRANTED

ZBA

NOV 18 2024

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

THE VOTE

BRIAN SANCHEZ

HELEN SHILLER

ADRIAN SOTO

SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

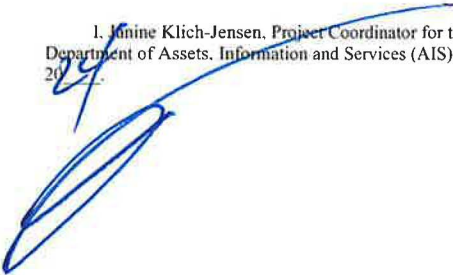
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 18, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on October 3, 2024; and

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 36 lineal feet of perimeter landscape setback to zero feet and eliminating required tree and shrub hedge; a special use was approved and an additional variation was granted to the subject property in Cal. Nos. 435-24-S and 436-24-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, Mushapa, LLC, and the development is consistent with the design and layout of the plans and drawings, dated October 17, 2024, prepared by Jeff + Associates 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 11/18/24.



APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Al-Rahman Business, Inc. Cal. No.438-24-S

APPEARANCE FOR: Mark Kupiec **MINUTES OF MEETING:**
October 18, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 7201 N. Clark Street

NATURE OF REQUEST: Application for a special use to expand an existing one-story gas station with a 497.12 square foot addition.

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

ZBA

NOV 18 2024

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
HELEN SHILLER
ADRIAN SOTO
SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
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 October 18, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on October 3, 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 an existing one-story gas station with a 497.12 square foot addition; two variations were also granted to the subject property in Cal. Nos. 436-24-Z and 437-24-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, Al-Rahman Business, Inc., and the development is consistent with the design and layout of the plans and drawings, dated October 10, 2024, prepared by Grid Studio.

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 11/18/24

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Al-Rahman Business, Inc.

Cal. No.: 439-24-Z

APPEARANCE FOR: Mark Kupiec

MINUTES OF MEETING:
October 18, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 7201 N. Clark Street

NATURE OF REQUEST: Application for a variation to reduce the minimum lot area from the required 20,000 square feet to 18,590 square feet for a gas station with a proposed 497.12 square foot addition.

ACTION OF BOARD - VARIATION GRANTED

THE VOTE



BRIAN SANCHEZ
HELEN SHILLER
ADRIAN SOTO
SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
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 October 18, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on October 3, 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 lot area to 18,590 square feet for a gas station with a proposed 497.12 square foot addition; a special use was approved and an additional variation was granted to the subject property in Cal. Nos. 438-24-S and 440-24-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, Al-Rahman Business, Inc., and the development is consistent with the design and layout of the plans and drawings, dated October 10, 2024, prepared by Grid Studio.

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 11/18/24

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Al-Rahman Business, Inc.

Cal. No.: 440-24-Z

APPEARANCE FOR: Mark Kupiec

MINUTES OF MEETING:
October 18, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 7201 N. Clark Street

NATURE OF REQUEST: Application for a variation to eliminate the 7' landscape setback with trees and shrubs along Clark Street and to accept an existing wooden trash enclosure (instead of masonry one) and to waive hose bibs requirements for a gas station with proposed addition.

ACTION OF BOARD - VARIATION GRANTED

ZBA

NOV 18 2024

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

BRIAN SANCHEZ
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 October 18, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on October 3, 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 with trees and shrubs along Clark Street and to accept an existing wooden trash enclosure (instead of masonry one) and to waive hose bibs requirements for a gas station with proposed addition; a special use was approved and an additional variation was granted to the subject property in Cal. Nos. 438-24-S and 439-24-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, Al-Rahman Business, Inc., and the development is consistent with the design and layout of the plans and drawings, dated October 10, 2024, prepared by Grid Studio.

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 11/18/24


APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: 455 Carpenter Owner, LLC Cal. No.441-24-S
APPEARANCE FOR: Katie J. Dale **MINUTES OF MEETING:** October 18, 2024
APPEARANCE AGAINST: None
PREMISES AFFECTED: 465 N. Carpenter Street / 1019-25 W. Grand Avenue

NATURE OF REQUEST: Application for a special use to allow a proposed residential use to be located within 660' of an existing use listed in 17-3-0307 for a proposed five-story, mixed use building. This is a transit served location.

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

ZBA

NOV 18 2024

CITY OF CHICAGO
 ZONING BOARD
 OF APPEALS

BRIAN SANCHEZ
 HELEN SHILLER
 ADRIAN SOTO
 SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
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 October 18, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on October 3, 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 a proposed residential use to be located within 660' of an existing use listed in 17-3-0307 for a proposed five-story, mixed use building. This is a transit served location; two variations were also granted to the subject property in Cal. Nos. 442-24-Z and 443-24-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 development is consistent with the design and layout of the plans and drawings, dated October 18, 2024, prepared by Hartshorne Plunkard Architecture and prior to issuance of building permits, the final Transportation Demand Memo (TDM) is reviewed and approved by the Chicago Department of Transportation to confirm compliance with Sec. 17-3-0308-5 of the Chicago Zoning Ordinance related to Specific Criteria for Transit-Served Locations.

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 *11/18/24*

APPROVED AS TO SUBSTANCE

[Signature]
CHAIRMAN

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

APPLICANT: 455 Carpenter Owner, LLC

Cal. No.: 442-24-Z

APPEARANCE FOR: Katie J. Dale

MINUTES OF MEETING:
October 18, 2024

APPEARANCE AGAINST: None

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

NATURE OF REQUEST: Application for a variation to reduce the required setback from the side building line to a roof top stair and elevator enclosure from 100.86' to 60.67' for a proposed five-story, mixed use building. This is a transit served location.

ACTION OF BOARD - VARIATION GRANTED

ZBA

NOV 18 2024

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

BRIAN SANCHEZ

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 October 18, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on October 3, 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 setback from the side building line to a roof top stair and elevator enclosure to 60.67' for a proposed five-story, mixed use building. This is a transit served location; a special use was approved and an additional variation was granted to the subject property in Cal. Nos. 441-24-S and 443-24-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 development is consistent with the design and layout of the plans and drawings, dated October 18, 2024, prepared by Hartshorne Plunkard Architecture and prior to issuance of building permits, the final Transportation Demand Memo (TDM) is reviewed and approved by the Chicago Department of Transportation to confirm compliance with Sec. 17-3-0308-5 of the Chicago Zoning Ordinance related to Specific Criteria for Transit-Served Locations.

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 11/18/24.

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: 455 Carpenter Owner, LLC

Cal. No.: 443-24-Z

APPEARANCE FOR: Katie J. Dale

MINUTES OF MEETING:
October 18, 2024

APPEARANCE AGAINST: None

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

NATURE OF REQUEST: Application for a variation to allow up to 25% reduction to the amount of street facing transparent window area required from 972.8 square feet to 730 square feet for a proposed five-story mixed use building. This is a transit served location.

ACTION OF BOARD - VARIATION GRANTED

ZBA

THE VOTE

NOV 18 2024

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
HELEN SHILLER
ADRIAN SOTO
SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
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 October 18, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on October 3, 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 up to 25% reduction to the amount of street facing transparent window area required to 730 square feet for a proposed five-story mixed use building. This is a transit served location; a special use was approved and an additional variation was granted to the subject property in Cal. Nos. 441-24-S and 442-24-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: the development is consistent with the design and layout of the plans and drawings, dated October 18, 2024, prepared by Hartshorne Plunkard Architecture and prior to issuance of building permits, the final Transportation Demand Memo (TDM) is reviewed and approved by the Chicago Department of Transportation to confirm compliance with Sec. 17-3-0308-5 of the Chicago Zoning Ordinance related to Specific Criteria for Transit-Served Locations.

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 11/18/24

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: ABM Industry Groups, LLC Cal. No.444-24-S
APPEARANCE FOR: Meghan Murphy **MINUTES OF MEETING:**
APPEARANCE AGAINST: None October 18, 2024
PREMISES AFFECTED: 33 W. Ontario Street

NATURE OF REQUEST: Application for a special use to establish a non-accessory parking garage (365 spaces) located outside the downtown district.

ACTION OF BOARD – Continued to December 20, 2024 at 2:00pm.

THE VOTE

ZBA

NOV 18 2024

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
HELEN SHILLER
ADRIAN SOTO
SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: C7 R Holdings Grow, LLC

Cal. No.264-24-S

APPEARANCE FOR: Timothy Barton

MINUTES OF MEETING:
October 18, 2024

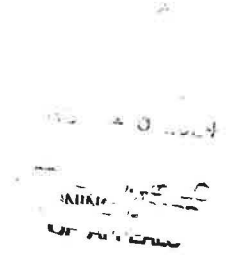
APPEARANCE AGAINST: None

PREMISES AFFECTED: 3300 W. Franklin Boulevard

NATURE OF REQUEST: Application for a special use to establish a cannabis craft grow facility.

ACTION OF BOARD – APPLICATION WITHDRAWN

THE VOTE



BRIAN SANCHEZ
HELEN SHILLER
ADRIAN SOTO
SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
ABSENT		

ZBA

NOV 18 2024

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

APPROVED AS TO SUBSTANCE
BS
CHAIRMAN

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

APPLICANT: LocHomes, LLC

Cal. No.: 336-24-Z

APPEARANCE FOR: Nicholas Ftikas

MINUTES OF MEETING:

October 18, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2006 S. Des Plaines Street

NATURE OF REQUEST: Application for a variation to reduce the minimum lot area from the required 3,000 square feet to 2,925 square feet for a proposed three-story, three dwelling unit building with a rear open porch and detached three car garage.

ACTION OF BOARD - VARIATION GRANTED

ZBA

THE VOTE

NOV 18 2024

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ

HELEN SHILLER

ADRIAN SOTO

SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
ABSENT		

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 18, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on August 1, 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 lot area to 2,925 square feet for a proposed three-story, three dwelling unit building with a rear open porch and detached three car garage; an additional variation was also granted to the subject property in Cal. No. 337-24-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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: LocHomes, LLC

Cal. No.: 337-24-Z

APPEARANCE FOR: Nicholas Ftikas

MINUTES OF MEETING:

October 18, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2006 S. Des Plaines Street

NATURE OF REQUEST: Application for a variation to increase the area occupied by an accessory building in a required setback from 526 square feet to 573 square feet for a proposed detached three-car garage to serve a proposed three-story, three dwelling unit building.

ACTION OF BOARD - VARIATION GRANTED

ZBA

NOV 18 2024

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
ABSENT		

BRIAN SANCHEZ

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 October 18, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on August 1, 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 area occupied by an accessory building in a required setback to 573 square feet for a proposed detached three-car garage to serve a proposed three-story, three dwelling unit building; an additional variation was also granted to the subject property in Cal. No. 336-24-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 11/18/24.

11/18/24
APPROVED AS TO SUBSTANCE

CHAIRMAN