#### **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.



NOV 1 8 2024

CITY OF CHICAGO ZONING BOARD OF APPEALS BRIAN SANCHEZ HELEN SHILLER ADRIAN SOTO SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
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**PPROVED AS TO SUBSTANCE** CHAIRMAN

Page 1 of 45

**APPLICANT:** 

Khanh Hung, LLC dba Ravenswood Nail Party

**APPEARANCE FOR:** 

Same as Applicant

Cal. No. 405-24-S

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

NO-V 18 2024	BRIAN SANCHEZ
NUV 1 8 2024	HELEN SHILLER
CITY OF CHICAGO	ADRIAN SOTO
ZONING BOARD OF APPEALS	SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
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THE RESOLUTION:

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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 Shicago 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

**TO SUBSTANCE** CHAIRMAN

Page 2 of 45

**APPLICANT:** 

Sonia Maribel Lema Guachichulca

**APPEARANCE FOR:** 

Same as Applicant

Cal. No.406-24-S

**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

NOV 1 8 2024	BRIAN
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CITY OF CHICAGO	ADRIA
ZONING BOARD OF APPEALS	SWAT

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AFFIRMATIVE	NEGATIVE	ABSENT
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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 C ent of Assets. Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street. Chicago. IL on \_

AS TO SUBSTANCE CHAIRMAN

Page 3 of 45

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 <b>1 8</b> 2024	
CITY OF CHICAGO ZONING BOARD OF APPEALS	

BRIAN SANCHEZ HELEN SHILLER ADRIAN SOTO SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
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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, Jonine 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 Chroago 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

Page 4 of 45

**APPLICANT:** 

Fades by Adi Inc.

**APPEARANCE FOR:** 

Same as Applicant

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 3304 N. Harlem Avenue

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

<b>ACTION OF BOARD – APPL</b>	
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THE VOTE

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BRIAN SANCHEZ HELEN SHILLER ADRIAN SOTO SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
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Cal. No.408-24-S

October 18, 2024

**MINUTES OF MEETING:** 

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 Gity nt of Assets. Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street. Chicago, IL on

**0 SUBSTANCE** CHAIRMAN

Page 5 of 45

APPLICANT:Aaron TopperCal. No.: 409-24-ZAPPEARANCE FOR:Frederick Agustin / Nicholas FtikasMINUTES OF MEETING:<br/>October 18, 2024APPEARANCE AGAINST:None2941 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.

#### THE VOTE

NOV **1 8** 2024

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CITY OF CHICAGO ZONING BOARD OF APPEALS BRIAN SANCHEZ HELEN SHILLER ADRIAN SOTO SWATHY STALEY

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APPROVED AS TO SUBSTANCE CHAIRMAN

Page 6 of 45

APPLICANT:Aaron TopperCal. No.: 410-24-ZAPPEARANCE FOR:Frederick Agustin / Nicholas FtikasMINUTES OF MEETING:<br/>October 18, 2024APPEARANCE AGAINST:NoneEnderick Agustin / Sectore 18, 2024PREMISES AFFECTED:2941 W. Morse AvenueEnderick Agustin / Sectore 18, 2024

**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.



NOV **1 8** 2024

CITY OF CHICAGO ZONING BOARD OF APPEALS BRIAN SANCHEZ HELEN SHILLER ADRIAN SOTO SWATHY STALEY

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THE VOTE



Page 7 of 45

APPLICANT:	Little Forest Massage, LLC	Cal. No.411-24-S			
<b>APPEARANCE FOR:</b>	Nicholas Ftikas / Frederick Agustin	MINUTES OF MEETING	:		
APPEARANCE AGAINST:	None	October 18, 2024			
PREMISES AFFECTED:	411 W. North Avenue				
NATURE OF REQUEST: Application	on for a special use to establish a massage ser	vice.			
ACTION OF BOARD – APPLICATION APPROVED THE VOTE					
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	BRIAN SANCHEZ	X			
NOV 1 8	3 2024 HELEN SHILLER	X			

CITY OF CHICAGO ZONING BOARD OF APPEALS

THE RESOLUTION: OF APPEALS 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

ADRIAN SOTO

SWATHY STALEY

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, Inine 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 ent of Assets. Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street. Chicago. IL on

ROVED AS TO SUBSTANCE CHAIRMAN

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Page 8 of 45

**APPLICANT:** 

Raising Cane's Restaurants, LLC

Sara Barnes

Cal. No.412-24-S

October 18, 2024

THE VOTE

**MINUTES OF MEETING:** 

**APPEARANCE FOR:** 

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

NOV 1 8 2024 CITY OF CHICAGO ZONING BOARD OF APPEALS BRIAN SANCHEZ HELEN SHILLER ADRIAN SOTO SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
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CHAIRMAN

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 ent of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on SUBSTANCE

Page 9 of 45

APPLICANT:	South Shore Commercial Property, LLC	<b>Cal. No.:</b> 413-24-Z
<b>APPEARANCE FOR:</b>	Scott Borstein	MINUTES OF MEETING: October 18, 2024
APPEARANCE AGAINST:	None	000000110,2024
PREMISES AFFECTED:	1936-50 E. 71 <sup>st</sup> Street / 7052 S. Jeffrey Boul	evard

**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**



NOV 1 8 2024

CITY OF CHICAGO ZONING BOARD OF APPEALS BRIAN SANCHEZ HELEN SHILLER ADRIAN SOTO SWATHY STALEY

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CHAIRMAN

THE VOTE

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 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.

mine 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 ent of Assets. Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago. IL on TO SUBSTANCE

Page 10 of 45

APPLICANT:South Shore Commercial Property, LLCCal. No.: 414-24-ZAPPEARANCE FOR:Scott BorsteinMINUTES OF MEETING:<br/>October 18, 2024APPEARANCE AGAINST:NonePREMISES 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**

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THE VOTE

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. 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 nt of Assets. Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago. IL on TO SUBSTANCE

CHAIRMAN

Page 11 of 45

APPLICANT:	South Shore Commercial Property, LLC	Cal. No.: 415-24-Z
<b>APPEARANCE FOR:</b>	Scott Borstein	MINUTES OF MEETING: October 18, 2024
APPEARANCE AGAINST:	None	000000118,2024
PREMISES AFFECTED:	1936-50 E. 71 <sup>st</sup> Street / 7052 S. Jeffrey Boul	evard

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**

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LDA		AFFIRMATIVE	NEGATIVE	ABSENT
1 0 0001	BRIAN SANCHEZ	x		
NOV 18 2024	HELEN SHILLER	x		
CITY OF CHICAGO	ADRIAN SOTO	x		
ZONING BOARD OF APPEALS	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 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 C nt 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

Page 12 of 45

APPLICANT:	South Shore Commercial Property, LLC	<b>Cal. No.:</b> 416-24-Z
APPEARANCE FOR:	Scott Borstein	MINUTES OF MEETING: October 18, 2024
APPEARANCE AGAINST:	None	00000110,2021
PREMISES AFFECTED:	1936-50 E. 71 <sup>st</sup> Street / 7052 S. Jeffrey Boul	evard

**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**

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The second se		AFFIRMATIVE	NEGATIVE	ABSENT
NOV 1 0 0004	BRIAN SANCHEZ	x		
NOV <b>18</b> 2024	HELEN SHILLER	x		
CITY OF CHICAGO	ADRIAN SOTO	x		
ZONING BOARD OF APPEALS	SWATHY STALEY	x		
Additional and the particular and				

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 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.

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 Sincago ent 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

Page 13 of 45

APPLICANT:	South Shore Commercial Property, LLC	Cal. No.: 417-24-Z
<b>APPEARANCE FOR:</b>	Scott Borstein	MINUTES OF MEETING: October 18, 2024
<b>APPEARANCE AGAINST:</b>	None	000000110,2024
PREMISES AFFECTED:	1936-50 E. 71 <sup>st</sup> Street / 7052 S. Jeffrey Boul	evard

**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

#### THE VOTE

AFFIRMATIVE

NEGATIVE

CHAIRMAN

ABSENT

NOV <b>1 8</b> 2024	BRIAN SANCHEZ	x	
	HELEN SHILLER	x	
CITY OF CHICAGO ZONING BOARD	ADRIAN SOTO	x	
OF APPEALS	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 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 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 t nt of Assets. Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street. Chicago, IL on TO SUBSTANCE

Page 14 of 45

**APPLICANT:** 

Amen African Hair Braids, LLC

APPEARANCE FOR: Owen Brugh

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

NOV 1 8 2024	BRI
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CITY OF CHICAGO	AD
ZONING BOARD	SWA

IAN SANCHEZ LEN SHILLER PRIAN SOTO ATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
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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.

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 C ent of Assets, Jaronnation and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago. IL on \_

TO SUBSTANCE CHAIRMAN

Page 15 of 45

Cal. No.418-24-S

MINUTES OF MEETING: October 18, 2024

**APPLICANT:** Mariana Bahena Cal. No.: 419-24-Z **APPEARANCE FOR: Emmanuel Byarm MINUTES OF MEETING:** October 18, 2024 **APPEARANCE AGAINST:** None **PREMISES AFFECTED:** 2650 N. Kildare Avenue

NATURE OF REOUEST: Application for a variation to reduce the north side setback from the required 2.32' to 0.8' (south side vard 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**

THE VOTE AFFIRMATIVE NEGATIVE NOV 1 8 2024 **BRIAN SANCHEZ** Х Х HELEN SHILLER CITY OF CHICAGO ADRIAN SOTO Х ZONING BOARD х OF APPEALS 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 Cu nt 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

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ABSENT

4645 North Clark, LLC

**APPLICANT:** 

Cal. No.420-24-S

THE VOTE

**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 fourstory, four dwelling unit building.

### **ACTION OF BOARD – APPLICATION APPROVED**



BRIAN SANCHEZ HELEN SHILLER ADRIAN SOTO SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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CITY OF CHICAGO ZONING BOARD OF APPEALS

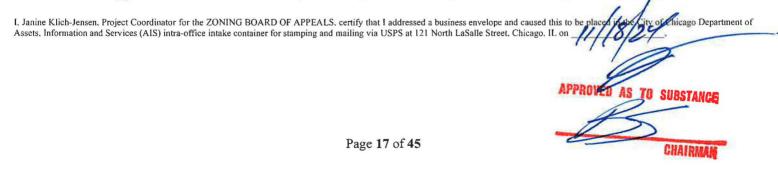
THE RESOLUTION:

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.



**APPLICANT:** 

AG Bells II, LLC

APPEARANCE FOR:

**OR:** Ximena Castro

Cal. No.422-24-S

THE VOTE

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

NOV **1 8** 2024

CITY OF CHICAGO ZONING BOARD OF APPEALS BRIAN SANCHEZ HELEN SHILLER ADRIAN SOTO SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
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#### 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 to the Gity 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

CHAIRMAN

Page 19 of 45

**APPLICANT:** 

AG Bells, II, LLC

APPEARANCE FOR: Ximena Castro

APPEARANCE AGAINST: None

**PREMISES AFFECTED:** 5224 N. Northwest Highway

**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		THE VOT	E			
		AFFL	RMATIVE	NEGATIVE	ABSENT	
NOV <b>1 8</b> 2024	BRIAN SANCHEZ		Χ			
	HELEN SHILLER		х			
CITY OF CHICAGO ZONING BOARD	ADRIAN SOTO		х			
OF APPEALS	SWATHY STALEY		х			

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 viscos 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 the viscos Chicago and the viscos (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on the viscos (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on the viscos (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on the viscos (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on the viscos (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on the viscos (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on the viscos (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on the viscos (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on the viscos (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on the viscos (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on the viscos (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on the viscos (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on the viscos (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on the viscos (AIS) intra-office intake container for stamping and

APPROVED AS TO SUBSTANCE

Page 20 of 45

Cal. No.: 423-24-Z

MINUTES OF MEETING: October 18, 2024

**APPLICANT:** 

3014 N. California, LLC

Ximena Castro

Cal. No.424-24-S

October 18, 2024

**MINUTES OF MEETING:** 

**APPEARANCE FOR:** 

APPEARANCE AGAINST: None

**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

### ZBA

#### THE VOTE

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CITY O	F CH	ICAGO BOARD	

OF APPEALS

BRIAN SANCHEZ HELEN SHILLER ADRIAN SOTO SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
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х		

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 hicago 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 TO SUBSTAN CHAIRMAN Page 21 of 45

934, LLC

Nicholas Ftikas

**APPLICANT:** 

**APPEARANCE FOR:** 

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

NOV 1 8 2024

CITY OF CHICAGO ZONING BOARD OF APPEALS BRIAN SANCHEZ HELEN SHILLER ADRIAN SOTO SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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x		

Cal. No.425-24-S

October 18, 2024

THE VOTE

**MINUTES OF MEETING:** 

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 threestory, 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 APPROVED AS TO SUBSTANCE Page 22 of 45

**APPLICANT:** 

Jacobdabuilder, Inc.

Paul Kolpak

Cal. No.: 426-24-Z

October 18, 2024

**MINUTES OF MEETING:** 

**APPEARANCE FOR:** 

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** THE VOTE AFFIRMATIVE NEGATIVE ABSENT NOV 1 8 2024 **BRIAN SANCHEZ** Х HELEN SHILLER Х CITY OF CHICAGO х ADRIAN SOTO ZONING BOARD OF APPEALS х 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 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 nt 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 Page 23 of 45 CHAIRMAN

APPLICANT:Jason and Laura Elizabeth GroverCal. No.: 427-24-ZAPPEARANCE FOR:Paul KolpakMINUTES OF MEETING:<br/>October 18, 2024APPEARANCE AGAINST:NonePREMISES 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				
		AFFIRMATIVE	NEGATIVE	ABSENT
1011 1 0 2024	BRIAN SANCHEZ	x		
NOV 1 8 2024	HELEN SHILLER	x		
CITY OF CHICAGO	ADRIAN SOTO	x		
CITY OF CHICAGO ZONING BOARD OF APPEALS	SWATHY STALEY	X		

THE VOTE

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. Junine 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 \_\_\_\_\_\_\_\_.

AS TO SUBSTANCE

Page 24 of 45

APPLICANT:	Semco Realty Partners, LLC	Cal. No.: 428-24-Z
<b>APPEARANCE FOR:</b>	Tyler Manic / Emmanuel Byarm	MINUTES OF MEETING: October 18, 2024
APPEARANCE AGAINST:	None	000000110,2021
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** THE VOTE 7BA AFFIRMATIVE NEGATIVE ABSENT NOV 1 8 2024 **BRIAN SANCHEZ** Х Х HELEN SHILLER CITY OF CHICAGO ADRIAN SOTO Х ZONING BOARD OF APPEALS Х 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 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 Gricago 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

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**APPLICANT:** Semco Realty Partners, LLC Cal. No.: 429-24-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 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** THE VOTE AFFIRMATIVE NEGATIVE ABSENT NOV 1 8 2024 **BRIAN SANCHEZ** Х HELEN SHILLER Х CITY OF CHICAGO Х ADRIAN SOTO ZONING BOARD OF APPEALS Х 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 floor area amount to 5,861.37 square feet (467.25 square feet) for a proposed rear threestory 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 ntment 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

Page 26 of 45

**APPLICANT:** 

Holy Fade Hair Parlor, LLC

**APPEARANCE FOR:** 

**E FOR:** Thomas Moore

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

AFFIRMATIVE

x x

x x

and the second sec	
	BRIAN SANCHEZ
NOV <b>1 8</b> 2024	HELEN SHILLER
	ADRIAN SOTO
CITY OF CHICAGO ZONING BOARD OF APPEALS	SWATHY STALEY

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on 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 container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on

**TO SUBSTANCE** APPROVED AS

Page 27 of 45

Cal. No.430-24-S

MINUTES OF MEETING: October 18, 2024

NEGATIVE

ABSENT

**APPLICANT:** 1647 N. Sedgwick Condo Association Cal. No.: 431-24-Z **MINUTES OF MEETING: APPEARANCE FOR:** Thomas Moore 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**

NOV 1 8 2024

CITY OF CHICAGO ZONING BOARD OF APPEALS

**BRIAN SANCHEZ** HELEN SHILLER ADRIAN SOTO SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
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х		

THE VOTE

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 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. Junine 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 mount 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 SUBSTAN

Page 28 of 45

CHAIRMAN

APPLICANT:	1647 N. Sedgwick Condo Association	<b>Cal. No.:</b> 432-24-Z
<b>APPEARANCE FOR:</b>	Thomas Moore	MINUTES OF MEETING: October 18, 2024
<b>APPEARANCE AGAINST:</b>	None	000000110,2021
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 V	ΟΤΕ		
		AFFIRMATIVE	NEGATIVE	ABSENT
NOV 1 8 2024	BRIAN SANCHEZ	x		
NUV & O LULT	HELEN SHILLER	x		
CITY OF CHICAGO	ADRIAN SOTO	x		
CITY OF CHICAGO ZONING BOARD OF APPEALS	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 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.

anine 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 ent 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

Page 29 of 45

**APPLICANT:** 

Exclusa Enterprise, Inc.

**APPEARANCE FOR:** 

1

Agnes Plecka

Cal. No.433-24-S

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



NOV 1 8 2024

CITY OF CHICAGO ZONING BOARD OF APPEALS BRIAN SANCHEZ HELEN SHILLER ADRIAN SOTO SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
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Х		
Х		
х		



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APP	LICANT:

Padel Chicago, LLC

**APPEARANCE FOR:** 

Paul Shadle/Peter NeCastro

Cal. No.434-24-S

THE VOTE

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

NOV 1 8 2024

CITY OF CHICAGO ZONING BOARD OF APPEALS BRIAN SANCHEZ HELEN SHILLER ADRIAN SOTO SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
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Х		

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 pla 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 Page 31 of 45 CHAIRMA

**APPLICANT:** 

Mushapa, LLC

APPEARANCE FOR: Patrick Turner

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.

Cal. No.435-24-S

October 18, 2024

**MINUTES OF MEETING:** 

<b>ACTION OF BOARD</b>	- APPLICATION APPR	OVED	ΓΗΕ VOTE		
	ZBA		AFFIRMATIVE	NEGATIVE	ABSENT
		<b>BRIAN SANCHEZ</b>	x		
	NOV 1 8 2024	HELEN SHILLER	x		
		ADRIAN SOTO	x		
	CITY OF CHICAGO ZONING BOARD	SWATHY STALEY	X		
THE RESOLUTION:	OF APPEALS				
WHEREAS, a pub	olic hearing was held on this a	application by the Zoning E	Board of Appeals a	t its regul	ar meeti:
0 1 10 0001 0	1	1 1 0 17 13 010	TD 11 11'	· · · · · · · · · · · · · · · · · · ·	C1. '

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 p ago 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 Page 32 of 45 CHAIRMAN

**APPLICANT:** 

Mushapa, LLC

Patrick Turner

**APPEARANCE FOR:** 

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 V	ΌΤΕ		
<b>LBA</b>		AFFIRMATIVE	NEGATIVE	ABSENT
	BRIAN SANCHEZ	x		
NOV 1 8 2024	HELEN SHILLER	x		
	ADRIAN SOTO	X		
CITY OF CHICAGC ZONING BOARD OF APPEALS	SWATHY STALEY	Х		

Cal. No.: 436-24-Z

October 18, 2024

**MINUTES OF MEETING:** 

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.

	OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Finance tainer for stamping and mailing via USPS at 121 North LaSalle Street, Chicago. IL on
22/4	11/10
	APPROVED AS TO SUBSTANCE
	AS
4	CHAIRMAN

Page 33 of 45

**APPLICANT:** 

Mushapa, LLC

**APPEARANCE FOR:** Patrick Turner

**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**

#### **7**RA **BRIAN SANCHEZ** NOV 1 8 2024 HELEN SHILLER ADRIAN SOTO CITY OF CHICAGO ZONING BOARD SWATHY STALEY OF APPEALS

THE VOTE

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.

1. Junine 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 Chicage ent of Assets. Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on AS TO SUBSTANC Page 34 of 45 CHAIRMAN

AFFIRMATIVE	NEGATIVE	ABSENT
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Cal. No.: 437-24-Z

MINUTES OF MEETING: October 18, 2024

**APPLICANT:** 

Al-Rahman Business, Inc.

**APPEARANCE FOR:** 

Mark Kupiec

Cal. No.438-24-S

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 'BA AFFIRMATIVE NEGATIVE ABSENT BRIAN SANCHEZ Х NOV 1 8 2024 х HELEN SHILLER ADRIAN SOTO Х CITY OF CHICAGO SWATHY STALEY Х ZONING BOARD THE RESOLUTION: OF APPEALS

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 Approved As 50 SUBSTANCE Page 35 of 45

**APPLICANT:** 

Al-Rahman Business, Inc.

APPEARANCE FOR: Mark Kupiec

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**

	AFFIRMATIVE	NEGATIVE	ABSENT
BRIAN SANCHEZ	x		
HELEN SHILLER	x		
ADRIAN SOTO	X		
SWATHY STALEY	x		
	BRIAN SANCHEZ HELEN SHILLER ADRIAN SOTO	BRIAN SANCHEZXHELEN SHILLERXADRIAN SOTOX	AFFIRMATIVE NEGATIVE BRIAN SANCHEZ HELEN SHILLER X ADRIAN SOTO X

THE VOTE

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 Civic Checago 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 Stand HARDE Page 36 of 45 CHAIRMAN

Cal. No.: 439-24-Z

MINUTES OF MEETING: October 18, 2024

**APPLICANT:** 

Al-Rahman Business, Inc.

**APPEARANCE FOR:** 

**DR:** Mark Kupiec

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**



NOV 1 8 2024

CITY OF CHICAGO ZONING BOARD OF APPEALS BRIAN SANCHEZ HELEN SHILLER ADRIAN SOTO SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
x		
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X		
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THE VOTE

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.

1. Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelo Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle S	ppe and caused this to be placed in the city of Chicago Department of treet. Chicago, IL on
	APPROVED ASTO SUBSTANCE
Page <b>37</b> of <b>45</b>	BS
	CHAIRMAN

Cal. No.: 440-24-Z

MINUTES OF MEETING: October 18, 2024

**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.

CTION OF BOARD – APPLICATION APPROVED		THE VOTE				
	<b>LBA</b>			AFFIRMATIVE	NEGATIVE	ABSENT
		BRIAN SANCHEZ		X		
	NOV 1 8 2024	HELEN SHILLER		x		
		ADRIAN SOTO		x		
THE RESOLUTION:	CITY OF CHICAGO ZONING BOARD OF APPEALS	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 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 of Chicago Department 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 SUBST Page 38 of 45 **CHAIRMAN** 

APPLICANT:	455 Carpenter Owner, LLC	<b>Cal. No.:</b> 442-24-Z
<b>APPEARANCE FOR:</b>	Katie J. Dale	MINUTES OF MEETING: October 18, 2024
<b>APPEARANCE AGAINST:</b>	None	000000118,2024
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**

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		AFFIRMATIVE	NEGATIVE	ABSENT
	<b>BRIAN SANCHEZ</b>	x		
NOV <b>1 8</b> 2024	HELEN SHILLER	x		
CITY OF CHICAGO	ADRIAN SOTO	x		
ZONING BOARD OF APPEALS	SWATHY STALEY	X		

THE VOTE

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.

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APPLICANT:	455 Carpenter Owner, LLC	Cal. No.: 443-24-Z
<b>APPEARANCE FOR:</b>	Katie J. Dale	MINUTES OF MEETING: October 18, 2024
<b>APPEARANCE AGAINST:</b>	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	THE VOTI	£		
		AFFIRMATIVE	NEGATIVE	ABSENT
NOV <b>1 8</b> 2024	BRIAN SANCHEZ	Х		
	HELEN SHILLER	Х		
CITY OF CHICAGO	ADRIAN SOTO	х		
ZONING BOARD OF APPEALS	SWATHY STALEY	Х		

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 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.

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**APPLICANT:** 

ABM Industry Groups, LLC

Cal. No.444-24-S

October 18, 2024

**MINUTES OF MEETING:** 

**APPEARANCE FOR:** 

Meghan Murphy

**APPEARANCE AGAINST:** None

**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

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NOV 1 8 2024

CITY OF CHICAGO ZONING BOARD OF APPEALS

**BRIAN SANCHEZ** HELEN SHILLER ADRIAN SOTO SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
x		
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**APPLICANT:** 

C7 R Holdings Grow, LLC

**APPEARANCE FOR:** 

PREMISES AFFECTED:

**FOR:** Timothy Barton

APPEARANCE AGAINST: None

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

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BRIAN SANCHEZ HELEN SHILLER ADRIAN SOTO SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
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x		
	ABSENT	



NOV 1 8 2024

CITY OF CHICAGO ZONING BOARD OF APPEALS

APPROVED AS TO SUBSTANCE CHAIRMAN

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Cal. No.264-24-S

MINUTES OF MEETING: October 18, 2024

APPLICANT:	LocHomes, LLC	<b>Cal. No.:</b> 336-24-Z
<b>APPEARANCE FOR:</b>	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

NOV 1 8 2024

CITY OF CHICAGO ZONING BOARD OF APPEALS BRIAN SANCHEZ HELEN SHILLER ADRIAN SOTO SWATHY STALEY

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
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	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 place of Micago 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 **30 SUBSTANCE** CHAIRMAN Page 44 of 45

APPLICANT:	LocHomes, LLC	Cal. No.: 337-24-Z
APPEARANCE FOR:	Nicholas Ftikas	MINUTES OF MEETING: October 18, 2024
APPEARANCE AGAINST:	None	8
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

NOV 1 8 2024

CITY OF CHICAGO ZONING BOARD OF APPEALS BRIAN SANCHEZ HELEN SHILLER ADRIAN SOTO SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
х		
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	ABSENT	

**THE VOTE** 

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:

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CHAIRMAN

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