

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

APPLICANT: Revolutionary Barber Parlor, Inc. c/o Manuel Rivera

Cal. No.484-24-S

APPEARANCE FOR: Same as Applicant

MINUTES OF MEETING:
December 20, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 4651 N. Milwaukee Avenue

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

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE



BRIAN SANCHEZ
ANGELA BROOKS
HELEN SHILLER
ADRIAN SOTO
SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 20, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on December 5, 2024; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a hair salon; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony has offered that the use complies with all the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s) provided:

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 2/5/25.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Adefemi Adebayo

Cal. No.: 485-24-Z

APPEARANCE FOR: Same as Applicant

MINUTES OF MEETING:
December 20, 2024

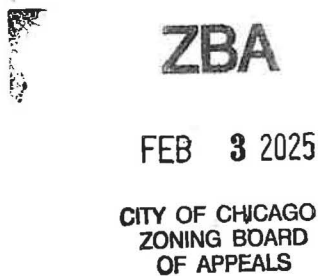
APPEARANCE AGAINST: None

PREMISES AFFECTED: 10318 S. Prospect Avenue

NATURE OF REQUEST: Application for a variation to reduce the north side setback from 5' to 1.67' (south to be 10'), combined side setback 15' 11.67' to allow the as built side stairs and deck more than 6' above grade to the second story on an existing two-story, two dwelling unit building.

ACTION OF BOARD – VARIATION GRANTED

THE VOTE



BRIAN SANCHEZ
ANGELA BROOKS
HELEN SHILLER
ADRIAN SOTO
SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 20, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on December 5, 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 1.67' (south to be 10'), combined side setback to 11.67' to allow the as built side stairs and deck more than 6' above grade to the second story on an existing two-story, two dwelling unit building; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential a character of the neighborhood, it is therefore

RESOLVED, that the aforesaid variation request be and it hereby is approved and the Zoning Administrator is authorized to permit said variation subject to the following condition(s) provided:

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 2/3 2025.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Maria G. Lopez Cal. No.486-24-S

APPEARANCE FOR: Same as Applicant

MINUTES OF MEETING:
December 20, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 5056 S. Archer Avenue

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

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE



ZBA

FEB 3 2025

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ANGELA BROOKS
HELEN SHILLER
ADRIAN SOTO
SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 20, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on December 5, 2024; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a hair salon; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony has offered that the use complies with all the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s) provided:

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 2/3/25.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Sergio German

Cal. No.: 487-24-Z

APPEARANCE FOR: Same as Applicant

MINUTES OF MEETING:
December 20, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 5711 N. Spaulding Avenue

NATURE OF REQUEST: Application for a variation to increase the existing non-conforming floor area in existence for fifty years which is 3,771 square feet by 285 square feet which totals 4,056 square feet for the proposed renovation of the rear enclosed porch into habitable space in an existing three-story, three dwelling unit building.

ACTION OF BOARD – VARIATION GRANTED

ZBA

FEB 3 2025

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

THE VOTE

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

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 20, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on December 5, 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 non-conforming floor area in existence for fifty years which is 3,771 square feet by 285 square feet which totals 4,056 square feet for the proposed renovation of the rear enclosed porch into habitable space in an existing three-story, 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-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 2/5/25.

APPROVED AS TO SUBSTANCE

[Signature]
ADMINISTRATOR

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

APPLICANT: Luz Maria Chavez Cal. No.488-24-S

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

December 20, 2024

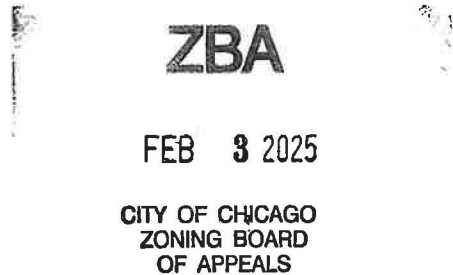
APPEARANCE AGAINST: None

PREMISES AFFECTED: 1301 S. Ashland Avenue

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

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE



BRIAN SANCHEZ
ANGELA BROOKS
HELEN SHILLER
ADRIAN SOTO
SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 20, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on December 5, 2024; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a hair salon; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony has offered that the use complies with all the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s) provided:

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 2/3/25

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Treic, LLC
APPEARANCE FOR: Agnes Plecka
APPEARANCE AGAINST: None
PREMISES AFFECTED: 3069 S. Lyman Street

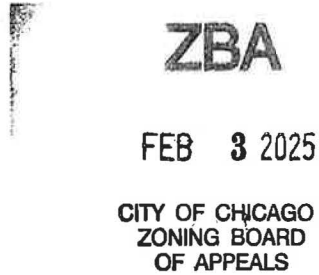
Cal. No.: 489-24-Z

MINUTES OF MEETING:
December 20, 2024

NATURE OF REQUEST: Application for a variation to reduce the front setback from the required 14.42' to 4.58' for a proposed two-story, single-family residence with a detached two car garage.

ACTION OF BOARD – VARIATION GRANTED

THE VOTE



BRIAN SANCHEZ
ANGELA BROOKS
HELEN SHILLER
ADRIAN SOTO
SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 20, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on December 5, 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 4.58' for a proposed two-story, single-family residence with a detached two car garage; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential a character of the neighborhood, it is therefore

RESOLVED, that the aforesaid variation request be and it hereby is approved and the Zoning Administrator is authorized to permit said variation subject to the following condition(s) provided:

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 2/13/25.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Treic, LLC

APPEARANCE FOR: Agnes Plecka

APPEARANCE AGAINST: None

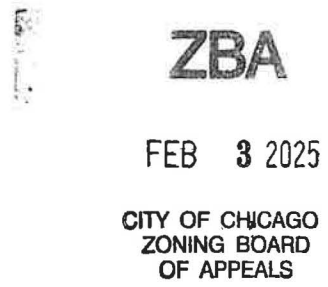
PREMISES AFFECTED: 3073 S. Lyman Street

Cal. No.: 490-24-Z

MINUTES OF MEETING:
December 20, 2024

NATURE OF REQUEST: Application for a variation to reduce the front setback from the required 10.26' to 4.58', east side setback from 5.84' to 3.5', rear yard setback from 19.64' to 0.66' for a proposed two-story, single- family residence with an attached garage.

ACTION OF BOARD – VARIATION GRANTED



THE VOTE

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

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 20, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on December 5, 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 4.58', east side setback to 3.5', rear yard setback to 0.66' for a proposed two-story, single- family residence with an attached garage; an additional variation was granted to the subject property in Cal. No. 491-24-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential a character of the neighborhood, it is therefore

RESOLVED, that the aforesaid variation request be and it hereby is approved and the Zoning Administrator is authorized to permit said variation subject to the following condition(s) provided:

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 2/3 2025.

APPROVED AS TO SUBSTANCE

CHAIRMAN

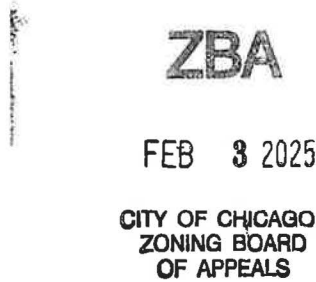
ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Treic, LLC **Cal. No.:** 491-24-Z
APPEARANCE FOR: Agnes Plecka **MINUTES OF MEETING:**
December 20, 2024
APPEARANCE AGAINST: None
PREMISES AFFECTED: 3073 S. Lyman Street

NATURE OF REQUEST: Application for a variation to reduce the rear yard open spaces from the required 225 square feet to zero for a proposed two-story, single-family residence with an attached garage.

ACTION OF BOARD – VARIATION GRANTED

THE VOTE



BRIAN SANCHEZ
ANGELA BROOKS
HELEN SHILLER
ADRIAN SOTO
SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 20, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on December 5, 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 yard open spaces to zero for a proposed two-story, single-family residence with an attached garage; an additional variation was granted to the subject property in Cal. Nos. 490-24-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

RESOLVED, that the aforesaid variation request be and it hereby is approved and the Zoning Administrator is authorized to permit said variation subject to the following condition(s) provided:

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 2/3 2025.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Yaya’s Beauty Salon, Inc. Cal. No.492-24-S
APPEARANCE FOR: Agnes Plecka **MINUTES OF MEETING:**
December 20, 2024
APPEARANCE AGAINST: None
PREMISES AFFECTED: 5215 S. Archer Avenue

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

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

ZBA

FEB 3 2025

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
 ANGELA BROOKS
 HELEN SHILLER
 ADRIAN SOTO
 SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 20, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on December 5, 2024; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a hair salon; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony has offered that the use complies with all the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s) provided:

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 2/3 2025.

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: 1433 W. Cortez, LLC

APPEARANCE FOR: Agnes Plecka

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1433 W. Cortez Street

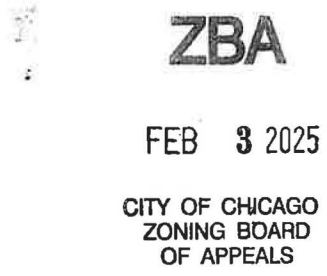
Cal. No.: 493-24-Z

MINUTES OF MEETING:
December 20, 2024

NATURE OF REQUEST: Application for a variation to reduce the east side setback from 2' to 0.33' (west to be 3'), combined side yard setback from 4.8' to 3.33' for a proposed four-story, three dwelling unit building on an existing negative grade lot.

ACTION OF BOARD – VARIATION GRANTED

THE VOTE



BRIAN SANCHEZ
ANGELA BROOKS
HELEN SHILLER
ADRIAN SOTO
SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

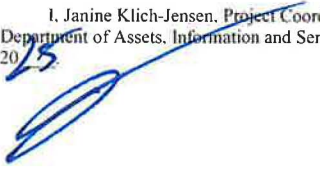
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 20, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on December 5, 2024; and

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 east side setback to 0.33' (west to be 3'), combined side yard setback to 3.33' for a proposed four-story, three dwelling unit building on an existing negative grade lot; an additional variation was granted to the subject property in Cal. Intake No. 494-24-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential a character of the neighborhood, it is therefore


RESOLVED, that the aforesaid variation request be and it hereby is approved and the Zoning Administrator is authorized to permit said variation subject to the following condition(s) provided:

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 2/3/25.



APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: 1433 W. Cortez, LLC

Cal. No.: 494-24-Z

APPEARANCE FOR: Agnes Plecka

MINUTES OF MEETING:
December 20, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1433 W. Cortez Street

NATURE OF REQUEST: Application for a variation to reduce the required off-street accessory parking requirement from three spaces to two for a proposed four-story, three dwelling unit building on an existing negative grade lot.

ACTION OF BOARD – VARIATION GRANTED

THE VOTE

ZBA

FEB 3 2025

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ANGELA BROOKS
HELEN SHILLER
ADRIAN SOTO
SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 20, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on December 5, 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 off-street accessory parking requirement to two for a proposed four-story, three dwelling unit building on an existing negative grade lot; an additional variation was granted to the subject property in Cal. Intake No. 493-24-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential a character of the neighborhood, it is therefore

RESOLVED, that the aforesaid variation request be and it hereby is approved and the Zoning Administrator is authorized to permit said variation subject to the following condition(s) provided:

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 2/3/25

APPROVED AS TO SUBSTANCE

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

APPLICANT: 6414 Francisco, LLC

Cal. No.: 495-24-Z

APPEARANCE FOR: Agnes Plecka

MINUTES OF MEETING:
December 20, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 6416-18 N. Francisco Avenue

NATURE OF REQUEST: Application for a variation to reduce the front setback from the required 13.08' to 10.52', south side setback from 2.64' to 1.74' (north to be 3.96') combined side yard setback from 6.61' to 5.7' for the division of an improved zoning lot. The existing three-story, three dwelling unit building at 6418 shall remain and a three-story, four dwelling unit is proposed for 6416 N. Francisco.

ACTION OF BOARD – VARIATION GRANTED

THE VOTE

ZBA

FEB 3 2025

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ANGELA BROOKS
HELEN SHILLER
ADRIAN SOTO
SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

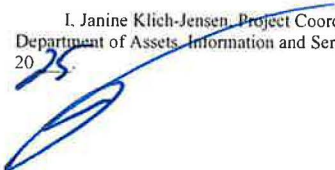
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 20, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on December 5, 2024; and

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 10.52', south side setback to 1.74' (north to be 3.96') combined side yard setback to 5.7' for the division of an improved zoning lot. The existing three-story, three dwelling unit building at 6418 shall remain and a three-story, four dwelling unit is proposed for 6416 N. Francisco; an additional variation was granted in Cal. No. 496-24-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential a character of the neighborhood, it is therefore

RESOLVED, that the aforesaid variation request be and it hereby is approved and the Zoning Administrator is authorized to permit said variation subject to the following condition(s) provided:

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 2/3/25.



APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: 6414 Francisco, LLC

Cal. No.: 496-24-Z

APPEARANCE FOR: Agnes Plecka

MINUTES OF MEETING:
December 20, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 6416-18 N. Francisco Avenue

NATURE OF REQUEST: Application for a variation to reduce the minimum lot area from the required 1,000 square feet per unit to 997.96 square feet for a proposed three-story, four dwelling unit building at 6416 N. Francisco Avenue. The existing three-story, three dwelling unit building at 6418 shall remain and a three-story, four dwelling unit is proposed for 6416 N. Francisco.

ACTION OF BOARD – VARIATION GRANTED

ZBA

FEB 3 2025

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

BRIAN SANCHEZ
ANGELA BROOKS
HELEN SHILLER
ADRIAN SOTO
SWATHY STALEY

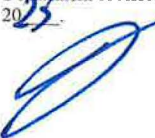
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 20, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on December 5, 2024; and

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 997.96 square feet for a proposed three-story, four dwelling unit building at 6416 N. Francisco Avenue. The existing three-story, three dwelling unit building at 6418 shall remain and a three-story, four dwelling unit is proposed for 6416 N. Francisco; an additional variation was granted in Cal. No. 495-24-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential a character of the neighborhood, it is therefore

RESOLVED, that the aforesaid variation request be and it hereby is approved and the Zoning Administrator is authorized to permit said variation subject to the following condition(s) provided:

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 2/3 2025.



APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Catapult Real Estate Solutions, LLC Cal. No.497-24-S
APPEARANCE FOR: Nicholas Ftikas **MINUTES OF MEETING:**
APPEARANCE AGAINST: None December 20, 2024
PREMISES AFFECTED: 4006 N. Sheridan Road

NATURE OF REQUEST: Application for a special use to establish residential use below the second floor for a proposed seven-story, ninety-one dwelling unit building with thirty-eight parking spaces.


ACTION OF BOARD – Continued to February 21, 2025 at 2:00pm.

THE VOTE

ZBA
FEB 3 2025
CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANGELA BROOKS
HELEN SHILLER
ADRIAN SOTO
SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Catapult Real Estate Solutions, LLC Cal. No.498-24-Z
APPEARANCE FOR: Nicholas Ftikas **MINUTES OF MEETING:**
 December 20, 2024
APPEARANCE AGAINST: None
PREMISES AFFECTED: 4006 N. Sheridan Road

NATURE OF REQUEST: Application for a variation to reduce the required off-street parking spaces from ninety-one to thirty-eight for a proposed seven-story ninety-one dwelling unit building with thirty-eight parking spaces. This is a transit served location.

ACTION OF BOARD – Continued to February 21, 2025 at 2:00pm.


THE VOTE

ZBA

FEB 3 2025
 CITY OF CHICAGO
 ZONING BOARD
 OF APPEALS

BRIAN SANCHEZ
 ANGELA BROOKS
 HELEN SHILLER
 ADRIAN SOTO
 SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Catapult Real Estate Solutions, LLC Cal. No.499-24-Z
APPEARANCE FOR: Nicholas Ftikas **MINUTES OF MEETING:**
APPEARANCE AGAINST: None December 20, 2024
PREMISES AFFECTED: 4006 N. Sheridan Road

NATURE OF REQUEST: Application for a variation to reduce the required 10' x 25' loading spaces from one to zero for a proposed seven-story, ninety-one-dwelling unit building with thirty-eight parking spaces which is located within 2,640' of a CTA rail station.

ACTION OF BOARD – Continued to February 21, 2025 at 2:00pm.

ZBA

FEB 3 2025

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ANGELA BROOKS
HELEN SHILLER
ADRIAN SOTO
SWATHY STALEY

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Robert and Heidi Miller
APPEARANCE FOR: Thomas Moore
APPEARANCE AGAINST: None
PREMISES AFFECTED: 2127 N. Sedgwick Street

Cal. No.: 500-24-Z

MINUTES OF MEETING:
December 20, 2024

NATURE OF REQUEST: Application for a variation to reduce the rear yard setback from the required 34.91' to zero, north side setback from 2' to zero (south side to be zero), combined side setback from 4.14' to zero for a proposed one-car carport with a raised deck and access stair and a 10' fence and gate in the rear of an existing two-story residence.

ACTION OF BOARD – VARIATION GRANTED

THE VOTE

ZBA

FEB 3 2025

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ANGELA BROOKS
HELEN SHILLER
ADRIAN SOTO
SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 20, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on December 5, 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 yard setback to zero, north side setback to zero (south side to be zero), combined side setback to zero for a proposed one-car carport with a raised deck and access stair and a 10' fence and gate in the rear of an existing two-story residence; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential a character of the neighborhood, it is therefore

RESOLVED, that the aforesaid variation request be and it hereby is approved and the Zoning Administrator is authorized to permit said variation subject to the following condition(s) provided:

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 2/3

20
25


APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Eva Gordon Cal. No.501-24-S
APPEARANCE FOR: Dean Maragos **MINUTES OF MEETING:**
December 20, 2024
APPEARANCE AGAINST: None
PREMISES AFFECTED: 66 E. Walton Street

NATURE OF REQUEST: Application for a special use to establish a valuable objects dealer license.

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

ZBA
FEB 3 2025
CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANGELA BROOKS
HELEN SHILLER
ADRIAN SOTO
SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 20, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on December 5, 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 valuable objects dealer license; 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, Eva Gordon.

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 2/3/25.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Jaclyn Poe & Nolan Slesnick **Cal. No.:** 502-24-Z
APPEARANCE FOR: Thomas Moore **MINUTES OF MEETING:**
December 20, 2024
APPEARANCE AGAINST: None
PREMISES AFFECTED: 1542 W. George Street

NATURE OF REQUEST: Application for a variation to reduce the rear yard open space from the required 200 square feet to zero for a proposed rear addition to the existing three-story, two dwelling unit building.

ACTION OF BOARD – VARIATION GRANTED

THE VOTE

ZBA

FEB 3 2025

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
 ANGELA BROOKS
 HELEN SHILLER
 ADRIAN SOTO
 SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 20, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on December 5, 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 yard open space to zero for a proposed rear addition to the existing three-story, two dwelling unit building; an additional variation was granted to subject property in Cal. No. 503-24-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

RESOLVED, that the aforesaid variation request be and it hereby is approved and the Zoning Administrator is authorized to permit said variation subject to the following condition(s) provided:

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 2/3.



APPROVED AS TO SUBSTANCE

CHAIRMAN

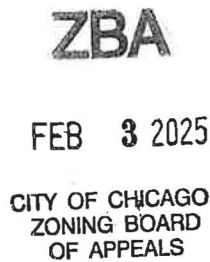
ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Jaclyn Poe & Nolan Slesnick **Cal. No.:** 503-24-Z
APPEARANCE FOR: Thomas Moore **MINUTES OF MEETING:**
December 20, 2024
APPEARANCE AGAINST: None
PREMISES AFFECTED: 1542 W. George Street

NATURE OF REQUEST: Application for a variation to reduce the rear setback from the required 37.55' to 36.72' for a proposed rear addition to the existing three-story, two dwelling unit building.

ACTION OF BOARD – VARIATION GRANTED

THE VOTE



BRIAN SANCHEZ
 ANGELA BROOKS
 HELEN SHILLER
 ADRIAN SOTO
 SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 20, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on December 5, 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 36.72' for a proposed rear addition to the existing three-story, two dwelling unit building; an additional variation was granted to subject property in Cal. No. 502-24-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

RESOLVED, that the aforesaid variation request be and it hereby is approved and the Zoning Administrator is authorized to permit said variation subject to the following condition(s) provided:

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 2/5/25.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Delicias El Catrachito, LLC

Cal. No.: 504-24-Z

APPEARANCE FOR: Same as Applicant

MINUTES OF MEETING:
December 20, 2024

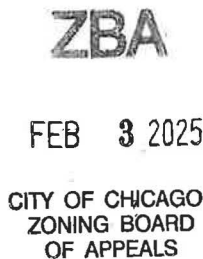
APPEARANCE AGAINST: None

PREMISES AFFECTED: 5846 W. Montrose Avenue

NATURE OF REQUEST: Application for a variation to establish a public place of amusement license for an existing restaurant to provide live music, DJ, charging at the door and private event space which is located withing 125' of a residential zoning district.

ACTION OF BOARD – VARIATION GRANTED

THE VOTE



BRIAN SANCHEZ
ANGELA BROOKS
HELEN SHILLER
ADRIAN SOTO
SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
	X	

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 20, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on December 5, 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 for an existing restaurant to provide live music, DJ, charging at the door and private event space which is located withing 125' of a residential zoning district; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential a character of the neighborhood, it is therefore

RESOLVED, that the aforesaid variation request be and it hereby is approved and the Zoning Administrator is authorized to permit said variation subject to the following condition(s) provided:

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 2/3 2025

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Bryn Mawr 1100, LLC **Cal. No.:** 505-24-Z
APPEARANCE FOR: Nicholas Ftikas **MINUTES OF MEETING:**
December 20, 2024
APPEARANCE AGAINST: None
PREMISES AFFECTED: 5600-02 N. Winthrop Avenue / 1102-12 W. Bryn Mawr Avenue

NATURE OF REQUEST: Application for a variation to reduce the front setback from the required 8.46' to zero, rear setback from 30' to zero for a proposed six-story, mixed use building that is located within 2,640' of a CTA rail station entrance.

ACTION OF BOARD – VARIATION GRANTED

THE VOTE

ZBA
FEB 3 2025
CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANGELA BROOKS
HELEN SHILLER
ADRIAN SOTO
SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
	X	
X		
X		

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 20, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on December 5, 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 zero, rear setback to zero for a proposed six-story, mixed use building that is located within 2,640' of a CTA rail station entrance; three additional variations were granted to the subject property in Cal. Nos. 506-24-Z, 507-24-Z, and 508-24-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential a character of the neighborhood, it is therefore

RESOLVED, that the aforesaid variation request be and it hereby is approved and the Zoning Administrator is authorized to permit said variation subject to the following condition(s) provided:

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 2/3/25.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Bryn Mawr 1100, LLC **Cal. No.:** 506-24-Z
APPEARANCE FOR: Nicholas Ftikas **MINUTES OF MEETING:**
December 20, 2024
APPEARANCE AGAINST: None
PREMISES AFFECTED: 5600-02 N. Winthrop Avenue / 1102-12 W. Bryn Mawr Avenue

NATURE OF REQUEST: Application for a variation to reduce the number of required off-street parking spaces for a transit served location from ninety-four parking spaces to twenty-nine parking spaces for a proposed six-story, mixed use building that is located within 2,640' of a CTA rail station.

ACTION OF BOARD – VARIATION GRANTED

ZBA

FEB 3 2025

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
	X	
X		
X		

BRIAN SANCHEZ
ANGELA BROOKS
HELEN SHILLER
ADRIAN SOTO
SWATHY STALEY

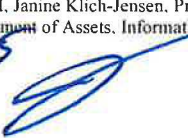
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 20, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on December 5, 2024; and


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 required off-street parking spaces for a transit served location to twenty-nine parking spaces for a proposed six-story, mixed use building that is located within 2,640' of a CTA rail station; three additional variations were granted to the subject property in Cal. Nos. 505-24-Z, 507-24-Z, and 508-24-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential a character of the neighborhood, it is therefore

RESOLVED, that the aforesaid variation request be and it hereby is approved and the Zoning Administrator is authorized to permit said variation subject to the following condition(s) provided:

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 2/3 20 25



APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Bryn Mawr 1100, LLC

Cal. No.: 507-24-Z

APPEARANCE FOR: Nicholas Ftikas

MINUTES OF MEETING:
December 20, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 5600-02 N. Winthrop Avenue / 1102-12 W. Bryn Mawr Avenue

NATURE OF REQUEST: Application for a variation to the building location standards of section 17-3-0504-B to allow the facade that is greater than 5' from the sidewalk for a proposed six-story, mixed use building that is located within 2,640' square feet of a CTA rail station.

ACTION OF BOARD – VARIATION GRANTED

THE VOTE

ZBA

FEB 3 2025

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ANGELA BROOKS
HELEN SHILLER
ADRIAN SOTO
SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
	X	
X		
X		

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 20, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on December 5, 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 the building location standards of section 17-3-0504-B to allow the facade that is greater than 5' from the sidewalk for a proposed six-story, mixed use building that is located within 2,640' square feet of a CTA rail station; three additional variations were granted to the subject property in Cal. Nos. 505-24-Z, 506-24-Z, and 508-24-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential a character of the neighborhood, it is therefore

RESOLVED, that the aforesaid variation request be and it hereby is approved and the Zoning Administrator is authorized to permit said variation subject to the following condition(s) provided:

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 2/3

25


APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Bryn Mawr 1100, LLC **Cal. No.:** 508-24-Z
APPEARANCE FOR: Nicholas Ftikas **MINUTES OF MEETING:**
December 20, 2024
APPEARANCE AGAINST: None
PREMISES AFFECTED: 5600-02 N. Winthrop Avenue / 1102-12 W. Bryn Mawr Avenue

NATURE OF REQUEST: Application for a variation to allow a 255 reduction to the amount of street facing transparent window area required along Winthrop Avenue from 518.5 square feet to 388.88 square feet for a proposed six -story, mixed use building that is located with 2,640 of a CTA rail station entrance.

ACTION OF BOARD – VARIATION GRANTED

THE VOTE

ZBA

FEB 3 2025

 CITY OF CHICAGO
 ZONING BOARD
 OF APPEALS

BRIAN SANCHEZ
 ANGELA BROOKS
 HELEN SHILLER
 ADRIAN SOTO
 SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
	X	
X		
X		

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 20, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on December 5, 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 255 reduction to the amount of street facing transparent window area required along Winthrop Avenue to 388.88 square feet for a proposed six -story, mixed use building that is located with 2,640 of a CTA rail station entrance; three additional variations were granted to the subject property in Cal. Nos. 505-24-Z, 506-24-Z, and 507-24-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential a character of the neighborhood, it is therefore

RESOLVED, that the aforesaid variation request be and it hereby is approved and the Zoning Administrator is authorized to permit said variation subject to the following condition(s) provided:

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 2/3/25.

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Raina 95th Ryan, LLC

Cal. No.509-24-S

APPEARANCE FOR: Nicholas Ftikas

MINUTES OF MEETING:
December 20, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 205-15 W. 95th Street

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

ACTION OF BOARD – Continued to February 21, 2025 at 2:00pm.

THE VOTE

ZBA

FEB 3 2025

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ANGELA BROOKS
HELEN SHILLER
ADRIAN SOTO
SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Kandy Banegas
APPEARANCE FOR: Same as Applicant
APPEARANCE AGAINST: None
PREMISES AFFECTED: 2159 N. Long Avenue

Cal. No.: 510-24-Z
MINUTES OF MEETING:
 December 20, 2024

NATURE OF REQUEST: Application for a variation to reduce the rear setback from the required 35.26" to 1.08', reduce the north side setback from 2' to 0.20' (south to be 4.08'). combined side yard setback from 5' to 4.28' for a proposed third floor addition with an attached two car garage.

ACTION OF BOARD – VARIATION GRANTED

THE VOTE



BRIAN SANCHEZ
 ANGELA BROOKS
 HELEN SHILLER
 ADRIAN SOTO
 SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 20, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on December 5, 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 1.08', reduce the north side setback to 0.20' (south to be 4.08'). combined side yard setback to 4.28' for a proposed third floor addition with an attached two car garage; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential a character of the neighborhood, it is therefore

RESOLVED, that the aforesaid variation request be and it hereby is approved and the Zoning Administrator is authorized to permit said variation subject to the following condition(s) provided:

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 2/3 2025.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Blackrock Mgmt, LLC Cal. No.511-24-S

APPEARANCE FOR: Frederick Agustin **MINUTES OF MEETING:**
December 20, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3531 S. Indiana Avenue

NATURE OF REQUEST: Application for a special use to establish residential use below the second floor in an existing three-story, three dwelling unit to be converted to a four dwelling unit building.

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

ZBA

FEB 3 2025

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANGELA BROOKS
HELEN SHILLER
ADRIAN SOTO
SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:


WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 20, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on December 5, 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 in an existing three-story, three dwelling unit to be converted to a four dwelling unit building; a variation was also granted to the subject property in Cal. No. 512-24-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 Site Plan, dated April 8, 2024, prepared by Ridgeland Associates INC., and Architectural sheets A-2 (Existing Plans) and A-3 (Basement Plan), dated May 21, 2024, prepared by Robert N. Friedman Architect.

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 2/3/25.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Blackrock Mgmt, LLC

Cal. No.: 512-24-Z

APPEARANCE FOR: Frederick Agustin

MINUTES OF MEETING:
December 20, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3531 S. Indiana Avenue

NATURE OF REQUEST: Application for a variation to reduce the rear setback from the required 30' to 4' for a proposed access stair from a new rear porch to a new garage roof top deck on the existing garage in the rear of an existing three-story, three dwelling unit building to be converted to a four dwelling unit building.

ACTION OF BOARD – VARIATION GRANTED

THE VOTE

ZBA

FEB 3 2025

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ANGELA BROOKS
HELEN SHILLER
ADRIAN SOTO
SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

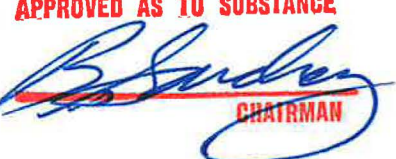
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 20, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on December 5, 2024; and

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 4' for a proposed access stair from a new rear porch to a new garage roof top deck on the existing garage in the rear of an existing three-story, three dwelling unit building to be converted to a four dwelling unit building; a Special Use was also approved for the subject property in Cal. No. 511-24-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 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 Site Plan, dated April 8, 2024, prepared by Ridgeland Associates INC., and Architectural sheets A-2 (Existing Plans) and A-3 (Basement Plan), dated May 21, 2024, prepared by Robert N. Friedman Architect.

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 2/3.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Lakeshore Cuts, LLC Cal. No.513-24-S
APPEARANCE FOR: Frederick Agustin **MINUTES OF MEETING:**
APPEARANCE AGAINST: None December 20, 2024
PREMISES AFFECTED: 6046 N. Broadway

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

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

ZBA

FEB 3 2025

 CITY OF CHICAGO
 ZONING BOARD
 OF APPEALS

BRIAN SANCHEZ
 ANGELA BROOKS
 HELEN SHILLER
 ADRIAN SOTO
 SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 20, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on December 5, 2024; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a barber shop; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony has offered that the use complies with all the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s) provided:

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 2/3/25.



APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Revenge Salon Suites Limited Cal. No.514-24-S
APPEARANCE FOR: Mark Kupiec **MINUTES OF MEETING:**
APPEARANCE AGAINST: None December 20, 2024
PREMISES AFFECTED: 200 E. 75th Street

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

ACTION OF BOARD – Continued to February 21, 2025 at 2:00pm.

THE VOTE

ZBA

FEB 3 2025

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ANGELA BROOKS
HELEN SHILLER
ADRIAN SOTO
SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Carla Theresa Salon, PLLC

Cal. No.515-24-S

APPEARANCE FOR: Mark Kupiec

MINUTES OF MEETING:
December 20, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2219 N. Clybourn Avenue

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

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

ZBA

FEB 3 2025

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ

ANGELA BROOKS

HELEN SHILLER

ADRIAN SOTO

SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 20, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on December 5, 2024; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a hair salon; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony has offered that the use complies with all the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s) provided:

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 2/3 2025.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: MG Hair + Beauty Salon, LLC Cal. No.516-24-S
APPEARANCE FOR: Mark Kupiec **MINUTES OF MEETING:** December 20, 2024
APPEARANCE AGAINST: None
PREMISES AFFECTED: 3604 W. Lawrence Avenue

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

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE



BRIAN SANCHEZ
 ANGELA BROOKS
 HELEN SHILLER
 ADRIAN SOTO
 SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 20, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on December 5, 2024; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a hair and nail salon; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony has offered that the use complies with all the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s) provided:

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 2/3 2025.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Fatou Niang Cal. No.517-24-S
APPEARANCE FOR: Mark Kupiec **MINUTES OF MEETING:**
APPEARANCE AGAINST: None December 20, 2024
PREMISES AFFECTED: 3450 W. Chicago Avenue

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

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

ZBA

FEB 3 2025

 CITY OF CHICAGO
 ZONING BOARD
 OF APPEALS

BRIAN SANCHEZ
 ANGELA BROOKS
 HELEN SHILLER
 ADRIAN SOTO
 SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:


WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 20, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on December 5, 2024; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a hair salon; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony has offered that the use complies with all the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s) provided:

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 2/3 2025

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Babe's Sports Bar Cal. No.518-24-S
APPEARANCE FOR: Emmanuel Byarm **MINUTES OF MEETING:**
 December 20, 2024
APPEARANCE AGAINST: None
PREMISES AFFECTED: 3007-17 W. Armitage Avenue

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

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

ZBA

 FEB 3 2025
 CITY OF CHICAGO
 ZONING BOARD
 OF APPEALS

BRIAN SANCHEZ
 ANGELA BROOKS
 HELEN SHILLER
 ADRIAN SOTO
 SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 20, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on December 5, 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 tavern with an outdoor patio; a variation was also granted to the subject property in Cal. No. 519-24-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, Babe's Sports Bar, and the development is consistent with the design and layout of the plans and drawings, all dated December 2, 2024, prepared by Siren Betty Design, with exterior elevation photos, dated December 2, 2024 and prepared by Shain, Banks, Kenny and Schwartz, LTD.

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 2/3/25.

APPROVED AS TO SUBSTANCE

 CHAIRMAN

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

APPLICANT: Babes’s Sports Bar, LLC **Cal. No.:** 519-24-Z
APPEARANCE FOR: Emmanuel Byarm **MINUTES OF MEETING:**
December 20, 2024
APPEARANCE AGAINST: None
PREMISES AFFECTED: 3007-17 W. Armitage Avenue

NATURE OF REQUEST: Application for a variation to establish a public place of amusement license to provide sports events and ticket sales within 125' of a residential zoning district.

ACTION OF BOARD – VARIATION GRANTED

THE VOTE

ZBA

FEB 3 2025

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANGELA BROOKS
HELEN SHILLER
ADRIAN SOTO
SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 20, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on December 5, 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 provide sports events and ticket sales within 125' of a residential zoning district; a Special Use was also approved for the subject property in Cal. No. 518-24-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: the special use is issued solely to the applicant, Babe's Sports Bar, and the development is consistent with the design and layout of the plans and drawings, all dated December 2, 2024, prepared by Siren Betty Design, with exterior elevation photos, dated December 2, 2024 and prepared by Shain, Banks, Kenny and Schwartz, LTD.

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 2/3 2025

APPROVED AS TO SUBSTANCE

[Signature]
CHAIRMAN

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

APPLICANT: C & R Holdings Grow, LLC

Cal. No.520-24-S

APPEARANCE FOR: Timothy Barton

MINUTES OF MEETING:
December 20, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3300 W. Franklin Boulevard

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

ACTION OF BOARD – APPLICATION WITHDRAWN

THE VOTE

ZBA

FEB 3 2025

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ANGELA BROOKS
HELEN SHILLER
ADRIAN SOTO
SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: C & R Holdings Grow, LLC Cal. No.521-24-S
APPEARANCE FOR: Timothy Barton **MINUTES OF MEETING:**
APPEARANCE AGAINST: None December 20, 2024
PREMISES AFFECTED: 3300 W. Franklin Boulevard

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

ACTION OF BOARD – APPLICATION WITHDRAWN

THE VOTE


ZBA

FEB 3 2025

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANGELA BROOKS
HELEN SHILLER
ADRIAN SOTO
SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: C & R Holdings Grow, LLC Cal. No.522-24-S

APPEARANCE FOR: Timothy Barton **MINUTES OF MEETING:**

December 20, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3300 W. Franklin Boulevard

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

ACTION OF BOARD – APPLICATION WITHDRAWN

THE VOTE

ZBA

FEB 3 2025

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ANGELA BROOKS
HELEN SHILLER
ADRIAN SOTO
SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE
B. Sanchez
CHAIRMAN

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

APPLICANT: Chicago Greens, LLC Cal. No.523-24-S

APPEARANCE FOR: Emmanuel Byarm / Nicholas Standiford **MINUTES OF MEETING:**

December 20, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1830-32 N. Lamon Avenue

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

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

ZBA

FEB 3 2025

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ANGELA BROOKS
HELEN SHILLER
ADRIAN SOTO
SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 20, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on December 5, 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 cannabis craft grow facility; two additional special uses were in approved in Cal. Nos. 524-24-S and 525-24-S and a variation was also granted to the subject property in Cal. No. 526-24-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: (1) the special use is issued solely to the applicant, Chicago Greens, LLC; (2) no retail sales, samples, or physical product displays or stock are allowed at this facility; (3) no cannabis dispensary, cannabis cultivation center, cannabis processor nor cannabis infuser activities are allowed under this special use; (4) the development is consistent with the design and layout of the Coversheet, Site Plan, Overall Proposed Floor Plan, Roof Plan, Life Safety Plan, Existing Elevations, and Plant Materials Flow, dated November 26, 2024, prepared by Valere Architects, Inc.; Overall Mechanical Floor Plan (M3.1), Partial Mechanical Floor Plans (M3.2, M3.3, M3.4, M3.5),

APPROVED AS TO SUBSTANCE

B. Sanchez
CHAIRMAN

Partial CO2 Enrichment Plans (M4.1, M4.2, M4.4), Overall Mechanical Roof Plan (M5.1), Partial Mechanical Floor Plan (M5.2, M5.3, M5.4, M5.5), Mechanical Details (M9.1), Odor Mitigation Equipment Schedule and Notes (OM 1.0), and Proposed Odor Mitigation Plan (OM1.1), dated November 26, 2024, prepared Amcon Consultant, Inc.; and the odor control plan and measure letter, dated November 14, 2024, prepared by Shain, Banks, Kenny and Schwartz, LTD.; except as amended by the following conditions; (5) the applicant submits a written Final Odor Control Plan, prepared by a qualified engineer, for review and approval by the Chicago Department of Public Health (CDPH), prior to issuance of any air pollution control permits and installation of any Regulated Equipment or Area and that Final Odor Control Plan includes the use of a sufficiently sized deep bed vapor phase carbon adsorption system to control all emissions from odor-emitting activities and equipment; and (6) the applicant submits plans, details, and specifications for the final design of the odor control system/components in accordance with the Final Odor Control Plan, including the size, type, number, and location of production equipment/areas and emission control equipment, including but not limited to: deep bed vapor phase carbon adsorption system, filters, mechanical units, exterior system exhaust, etc. for review and approval by CDPH and obtains Air Pollution Control Permits for all Regulated Equipment and Areas prior to the issuance of any building permits in accordance with the provisions and permitting requirements of Section 11-4, Article II Air Pollution Control, of the Chicago Municipal Code.

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 2/3 2025

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

APPLICANT: Chicago Greens, LLC Cal. No.524-24-S

APPEARANCE FOR: Emmanuel Byarm / Nicholas Standiford **MINUTES OF MEETING:**

December 20, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1830-32 N. Lamon Avenue

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

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

ZBA

FEB 3 2025

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ANGELA BROOKS
HELEN SHILLER
ADRIAN SOTO
SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 20, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on December 5, 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 cannabis infuser facility; two additional special uses were in approved in Cal. Nos. 523-24-S and 525-24-S and a variation was also granted to the subject property in Cal. No. 526-24-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: (1) the special use is issued solely to the applicant, Chicago Greens, LLC; (2) no retail sales, samples, or physical product displays or stock are allowed at this facility; (3) no cannabis dispensary, cannabis cultivation center, cannabis craft grower nor cannabis processor activities are allowed under this special use; (4) the development is consistent with the design and layout of the Coversheet, Site Plan, Overall Proposed Floor Plan, Roof Plan, Life Safety Plan, Existing Elevations, and Plant Materials Flow, dated November 26, 2024, prepared by Valere Architects, Inc.; Overall Mechanical Floor Plan (M3.1), Partial Mechanical Floor Plans (M3.2, M3.3, M3.4, M3.5), Partial CO2 Enrichment Plans (M4.1, M4.2, M4.4), Overall Mechanical Roof Plan (M5.1), Partial Mechanical

APPROVED AS TO SUBSTANCE

CHAIRMAN

Floor Plan (M5.2, M5.3, M5.4, M5.5), Mechanical Details (M9.1), Odor Mitigation Equipment Schedule and Notes (OM 1.0), and Proposed Odor Mitigation Plan (OM1.1), dated November 26, 2024, prepared Amcon Consultant, Inc.; and the odor control plan and measure letter, dated November 14, 2024, prepared by Shain, Banks, Kenny and Schwartz, LTD.; except as amended by the following conditions; (5) the applicant submits a written Final Odor Control Plan, prepared by a qualified engineer, for review and approval by the Chicago Department of Public Health (CDPH), prior to issuance of any air pollution control permits and installation of any Regulated Equipment or Area and that Final Odor Control Plan includes the use of a sufficiently sized deep bed vapor phase carbon adsorption system to control all emissions from odor-emitting activities and equipment; and (6) the applicant submits plans, details, and specifications for the final design of the odor control system/components in accordance with the Final Odor Control Plan, including the size, type, number, and location of production equipment/areas and emission control equipment, including but not limited to: deep bed vapor phase carbon adsorption system, filters, mechanical units, exterior system exhaust, etc. for review and approval by CDPH and obtains Air Pollution Control Permits for all Regulated Equipment and Areas prior to the issuance of any building permits in accordance with the provisions and permitting requirements of Section 11-4, Article II Air Pollution Control, of the Chicago Municipal Code.

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 2/3

2/3



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

APPLICANT: Chicago Greens, LLC Cal. No.525-24-S

APPEARANCE FOR: Emmanuel Byarm / Nicholas Standiford **MINUTES OF MEETING:**

December 20, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1830-32 N. Lamon Avenue

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

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

ZBA

FEB 3 2025

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANGELA BROOKS
HELEN SHILLER
ADRIAN SOTO
SWATHY STALEY

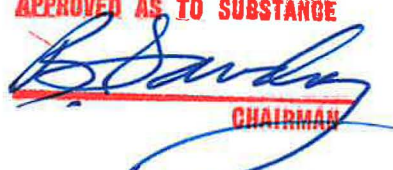
AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 20, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on December 5, 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 cannabis infuser facility; two additional special uses were in approved in Cal. Nos. 523-24-S and 524-24-S and a variation was also granted to the subject property in Cal. No. 526-24-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: (1) the special use is issued solely to the applicant, Chicago Greens, LLC; (2) no retail sales, samples, or physical product displays or stock are allowed at this facility; (3) no cannabis dispensary, cannabis cultivation center, cannabis craft grower nor cannabis infuser activities are allowed under this special use; (4) the development is consistent with the design and layout of the Coversheet, Site Plan, Overall Proposed Floor Plan, Roof Plan, Life Safety Plan, Existing Elevations, and Plant Materials Flow, dated November 26, 2024, prepared by Valere Architects, Inc.; Overall Mechanical Floor Plan (M3.1), Partial Mechanical Floor Plans (M3.2, M3.3, M3.4, M3.5), Partial CO2 Enrichment Plans (M4.1, M4.2, M4.4), Overall Mechanical Roof Plan (M5.1), Partial Mechanical

APPROVED AS TO SUBSTANCE

CHAIRMAN

Floor Plan (M5.2, M5.3, M5.4, M5.5), Mechanical Details (M9.1), Odor Mitigation Equipment Schedule and Notes (OM 1.0), and Proposed Odor Mitigation Plan (OM1.1), dated November 26, 2024, prepared Amcon Consultant, Inc.; and the odor control plan and measure letter, dated November 14, 2024, prepared by Shain, Banks, Kenny and Schwartz, LTD.; except as amended by the following conditions; (5) the applicant submits a written Final Odor Control Plan, prepared by a qualified engineer, for review and approval by the Chicago Department of Public Health (CDPH), prior to issuance of any air pollution control permits and installation of any Regulated Equipment or Area and that Final Odor Control Plan includes the use of a sufficiently sized deep bed vapor phase carbon adsorption system to control all emissions from odor-emitting activities and equipment; and (6) the applicant submits plans, details, and specifications for the final design of the odor control system/components in accordance with the Final Odor Control Plan, including the size, type, number, and location of production equipment/areas and emission control equipment, including but not limited to: deep bed vapor phase carbon adsorption system, filters, mechanical units, exterior system exhaust, etc. for review and approval by CDPH and obtains Air Pollution Control Permits for all Regulated Equipment and Areas prior to the issuance of any building permits in accordance with the provisions and permitting requirements of Section 11-4, Article II Air Pollution Control, of the Chicago Municipal Code.

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 2/3, 2025

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

APPLICANT: Chicago Greens, LLC **Cal. No.:** 526-24-Z
APPEARANCE FOR: Emmanuel Byarm / Nicholas Standiford **MINUTES OF MEETING:**
December 20, 2024
APPEARANCE AGAINST: None
PREMISES AFFECTED: 1830-32 N. Lamon Avenue

NATURE OF REQUEST: Application for a variation to reduce the interior landscape area from the required 819 square feet to 144 square feet and to reduce the number of interior trees from the required seven to two for a proposed cannabis, craft grower, infuser and processing facility.

ACTION OF BOARD – VARIATION GRANTED

THE VOTE



BRIAN SANCHEZ
 ANGELA BROOKS
 HELEN SHILLER
 ADRIAN SOTO
 SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 20, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on December 5, 2024; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the interior landscape area to 144 square feet and to reduce the number of interior trees from the required seven to two for a proposed cannabis, craft grower, infuser and processing facility; three Special Uses were also approved for the subject property in Cal. Nos. 523-24-S, 524-24-S, and 525-24-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: (1) the special use is issued solely to the applicant, Chicago Greens, LLC; (2) no retail sales, samples, or physical product displays or stock are allowed at this facility; (3) no cannabis dispensary, cannabis cultivation center, cannabis craft grower nor cannabis infuser activities are allowed under this special use; (4) the development is consistent with the design and layout of the Coversheet, Site Plan, Overall Proposed Floor Plan, Roof Plan, Life Safety Plan, Existing Elevations, and Plant Materials Flow, dated November 26, 2024, prepared by Valere Architects, Inc.; Overall Mechanical Floor Plan (M3.1), Partial Mechanical Floor Plans (M3.2, M3.3, M3.4, M3.5), Partial CO2 Enrichment Plans (M4.1, M4.2, M4.4), Overall Mechanical Roof Plan (M5.1), Partial Mechanical

APPROVED AS TO SUBSTANCE

CHAIRMAN

Floor Plan (M5.2, M5.3, M5.4, M5.5), Mechanical Details (M9.1), Odor Mitigation Equipment Schedule and Notes (OM 1.0) and Proposed Odor Mitigation Plan (OM1.1), dated November 26, 2024, prepared Amcon Consultant, Inc.; and the odor control plan and measure letter, dated November 14, 2024, prepared by Shain, Banks, Kenny and Schwartz, LTD.; except as amended by the following conditions; (5) the applicant submits a written Final Odor Control Plan, prepared by a qualified engineer, for review and approval by the Chicago Department of Public Health (CDPH), prior to issuance of any air pollution control permits and installation of any Regulated Equipment or Area and that Final Odor Control Plan includes the use of a sufficiently sized deep bed vapor phase carbon adsorption system to control all emissions from odor-emitting activities and equipment; and (6) the applicant submits plans, details, and specifications for the final design of the odor control system/components in accordance with the Final Odor Control Plan, including the size, type, number, and location of production equipment/areas and emission control equipment, including but not limited to: deep bed vapor phase carbon adsorption system, filters, mechanical units, exterior system exhaust, etc. for review and approval by CDPH and obtains Air Pollution Control Permits for all Regulated Equipment and Areas prior to the issuance of any building permits in accordance with the provisions and permitting requirements of Section 11-4, Article II Air Pollution Control, of the Chicago Municipal Code.

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 2/13 2024.

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

APPLICANT: Fifth Third Bank National Association Cal. No.527-24-S

APPEARANCE FOR: Lenny Asaro

MINUTES OF MEETING:
December 20, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 5231 S. Pulaski Road

NATURE OF REQUEST: Application for a special use to establish a drive-through facility with two drive-through lanes and a bypass lane for a proposed bank within an existing one-story commercial building.

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

ZBA

FEB 3 2025

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANGELA BROOKS
HELEN SHILLER
ADRIAN SOTO
SWATHY STALEY


AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 20, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on December 5, 2024; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a drive-through facility with two drive-through lanes and a bypass lane for a proposed bank within an existing one-story commercial building; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony has offered that the use complies with all the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s) provided: (1) the special use is issued solely to the applicant, Fifth Third Bank National Association, (2) the development is consistent with the design and layout of the Zoning Floor Plan and Zoning Building Elevations, dated December 12, 2024, prepared by BHDP, and Site Plan and Landscape Notes, dated December 12, 2024, prepared by The Kleingers Group, except as amended by the following condition(s); and (3) the applicant submits a final final landscape plan, including new shrub hedge along Pulaski Road and Harding Avenue,

APPROVED AS TO SUBSTANCE

CHAIRMAN

with proper spacing and species, except within required sight triangles and in accordance with all applicable subsections of Section 17-11 of the Chicago Zoning Ordinance, for review and approval by the Department of Planning and Development, prior to the issuance of any building permits.

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 2/13 2013.

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

APPLICANT: Exclusa Enterprise, Inc.

Cal. No.433-24-S

APPEARANCE FOR: Agnes Plecka

MINUTES OF MEETING:
December 20, 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 February 21, 2025 at 2:00pm.

ZBA


FEB 3 2025

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ANGELA BROOKS
HELEN SHILLER
ADRIAN SOTO
SWATHY STALEY

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: ABM Industry Groups, LLC Cal. No.444-24-S

APPEARANCE FOR: Meghan Murphy **MINUTES OF MEETING:**
December 20, 2024

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 – APPLICATION APPROVED

THE VOTE

ZBA

FEB 3 2025

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ANGELA BROOKS
HELEN SHILLER
ADRIAN SOTO
SWATHY STALEY


AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 20, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on December 5, 2024; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a non-accessory parking garage (365 spaces) located outside the downtown district; 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, ABM Industry Groups, LLC, and the development is consistent with the design and layout of the he development

APPROVED AS TO SUBSTANCE

CHAIRMAN

is consistent with the design and layout of A2.1 - First Floor Plan and A2.0-Basement Plan, dated September 19, 2003; A2.2-Parking Level P1, A2.3 Parking Level P2, A2.4-Parking Level P3, A2.5-Parking Level P4, A2.6-Parking Level P5, A2.7-Parking Level P6, A2.8-Parking Level P7, A2.9-Parking Level P8, A2.10-Parking Level P9, dated September 4, 2001; and A2.11-Parking Level P10, dated May 20, 2003; all prepared by Solomon Cordwell Buenz & Associates.

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 2/3 2025.



ZONING BOARD OF APPEALS
CITY OF CHICAGO

ZBA

FEB 3 2025

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

EZMB LLC
APPLICANT(S)

324-24-Z & 325-24-Z
CALENDAR NUMBER(S)

1345 W. Grand Avenue
SUBJECT PROPERTY

August 16, 2024
HEARING DATE

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

FINDINGS OF THE ZONING BOARD OF APPEALS

I. APPLICATION BACKGROUND

The subject property is located in the West Town neighborhood. It is zoned B1-3 and is improved with a frame, two-story, residential building. The Applicant proposed to construct a four-story, six dwelling unit building with ground floor office use. The Applicant sought two variations from the Chicago Zoning Ordinance (CZO): (1) to increase the number of required off-street parking spaces from three stalls to six and (2) to reduce the rear setback on floors containing dwelling units from the required 30' to 15'.

Note: This case is different than most cases heard by the ZBA because the previous owner petitioned the City Council in 2018 to approve a Type 1 zoning change to allow a specific project, specifically a ground floor commercial unit, 6 dwelling units, and 6 parking spaces. That Type 1 zoning change was approved. The Applicant, now the current owner of the property, wants to build the exact property that the City Council approved. To do so, the Applicant needs 2 variations. Because of a change to the CZO, section 17-4-0301 applies and a 50% parking reduction (from 6 spaces to 3) is required unless the Applicant has a variation. Also, the second variation is changing the 30' setback for residential units to 15'. The setback variation was required with the 2018 Type 1 zoning change as well. If the Type 1 zoning change was applied for now (rather than in 2018), City Council could grant these variations and applying for variations with the ZBA would not be necessary.

II. PUBLIC HEARING

In accordance with the Rules of Procedure of the Zoning Board of Appeals, the Applicant had submitted its proposed Findings of Fact. The Zoning Board of Appeals (“ZBA”) held a public hearing on the Applicant’s special use application at its regular meeting held on Friday, August 16, 2024. Due notice of the hearing was provided under Sections 17-13-0107-A(9) and 17-13-0107-B of the Chicago Zoning Ordinance and by publication in the *Chicago Tribune*. The list of participants who provided sworn testimony is attached as the **Hearing Participant Exhibit**. At the conclusion of the hearing, the ZBA took the matter under advisement. Prior to the conclusion of the meeting, the ZBA voted on the matter.

III. 17-13-1107 VARIATION APPROVAL CRITERIA AND REVIEW FACTORS

17-13-1107-A Approval Criteria. The Zoning Board of Appeals may not approve a variation unless it makes findings, based upon the evidence presented to it in each specific case, that: (1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; and (2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance (See Sec. 17-1-0500).

17-13-1107-B Evidence of Practical Difficulties or Particular Hardship. In order to determine that practical difficulties or particular hardships exist, the Zoning Board of Appeals must find evidence of each of the following: (1) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; (2) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and (3) the variation, if granted, will not alter the essential character of the neighborhood.

17-13-1107-C Other Review Factors. In making its determination of whether practical difficulties or particular hardships exist, the Zoning Board of Appeals must take into consideration the extent to which evidence has been submitted substantiating the following facts: (1) the particular physical surroundings, shape or topographical condition of the specific property involved would result in a particular hardship upon the property owner as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out; (2) the conditions upon which the petition for a variation is based would not be applicable, generally, to other property within the same zoning classification; (3) the purpose of the variation is not based exclusively upon a desire to make more money out of the property; (4) the alleged practical difficulty or particular hardship has not been created by any person presently having an interest in the property; (5) the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; and (6) the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.

For the purpose of clarity, the ZBA has rearranged the approval criteria under the Chicago Zoning Ordinance into five broad categories in its findings consisting of the following: (I) **practical difficulties or particular hardships** [17-13-1107 A(1) & C(4)]; (II) **reasonable return** [17-13-1107 B(1) & C(3)]; (III) **unique circumstances** [17-13-1107 B(2), C(1), & C(2)]; (IV) **neighborhood’s essential character** [17-13-1107 B(3), C(5), & C(6)]; and

(V) consistency with the stated purpose and intent of the Zoning Ordinance [17-13-1107 A(2)].

IV. FINDINGS OF FACT

After careful consideration of the evidence, testimony and the entire record, including the Applicant's proposed Findings of Fact, the ZBA hereby makes the following findings with reference to the Applicant's application for a variation pursuant to Sections 17-13-1107-A, B, and C of the Chicago Zoning Ordinance:

I. Practical Difficulties or Particular Hardships:

The practical difficulties or particular hardships that would derive from strict compliance with the regulations and standards of the Zoning Ordinance are the following: the existing 100-year-old frame, non-conforming building at the property has structural issues so it is not economically viable to rehab it. Instead, the Applicant proposes to redevelop this underutilized parcel with a new mixed-use building with 6 dwelling units and 6 parking spaces, which was reviewed and approved via Type 1 rezoning in 2018. In reaching its conclusion that practical difficulties or particular hardships exist, the ZBA conducted an analysis of the variation requirements under the "reasonable return", "unique circumstances", and "neighborhood's essential character" categories below. Further, the ZBA finds that the practical difficulties or particular hardships were not created by any person having an interest in the property because of the Type 1 rezoning to the lot prior to the Applicant's ownership. The Applicant must build according to the plans as approved in the Type 1 rezoning. Also, recent amendments to the Chicago Zoning Ordinance requires the approved Type 1 plan's parking allotment to now require a variation.

II. Reasonable Return:

The property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of the zoning ordinance because the structure on the property is not worth repairing. Further, building the project as a 4 dwelling unit building with 3 parking spaces means that the Applicant would not have any profit. The variations allow for the Applicant to build 6 dwelling units pursuant to the Type 1 authorization. Without the proposed variations, not only would the redevelopment need a new Type 1 zoning change, but such project would not be economically viable. The ZBA finds that the purpose of the variations sought by the Applicant were not based exclusively upon a desire to make more money out of the property because under the existing B1-3 zoning district, the proposed redevelopment has been designed in strict compliance with the maximum FAR, below the maximum density allowed, and below the max. height allowed. The purpose of these rear setback and parking variations is to mitigate site planning hardships stemming from the prior Type 1 rezoning which was reviewed and approved by City Council.

III. Unique Circumstances:

The practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property because this property has issues because of both the recent amendments to the CZO for parking near Transit Served

Locations (TSLs) and City Council passing a 2018 Type 1 with a specific set of plans. The Type 1 ordinance requires the Applicant to develop this property in compliance with these previously approved plans. The Applicant faces site planning hardships since strict compliance with the City Council's approved Type 1 plans requires these variations. Furthermore, looking at the particular physical surroundings, shape, or topographical condition of the subject property, the present conditions would result in a particular hardship upon the property owner if the strict letter of the regulations were carried out because the Type 1 plans require a specific development to this 33' x150' lot. The ZBA also finds that the conditions upon which the variation application is based are not generally applicable to other property within the same zoning classification because the Property is subject to Type 1 zoning for a specific approved project.

IV. Neighborhood's Essential Character:

If granted, the variations sought will not alter the essential character of the neighborhood because like the proposed project, the surrounding neighborhood is mostly improved with mixed-use buildings. Also, many existing properties do not provide 30' rear setback and the majority provide 1:1 dwelling unit to parking ratio. The proposed redevelopment conforms to the current development trends and land use patterns in this area. The proposed project is in strict compliance with the density, floor area ratio (FAR) and height restrictions in a B1-3 District. The property is deemed a Transit Served Location (TSL) and it conforms with the City's planning policies, which encourage higher densities in TSLs. Granting the variations will not be detrimental to the public welfare or injurious to other property or improvements in which the subject property is located because the proposed improvements follow the existing land use pattern within the neighborhood. The ZBA finds that granting the rear setback and parking variations will not be injurious to other properties in the area because similarly designed properties exist in the neighborhood. Furthermore, the ZBA finds that granting of the variations will not impair an adequate supply of light and air to adjacent property, or substantially increase congestion in the public streets, or increase the danger of fire, or endanger public safety, or substantially diminish or impair property values within the neighborhood because the proposed building will be setback from the side (adjoining neighbors') property lines. This was done to allow adequate supply of light and air to the adjoining neighbors. Additionally, the project is designed to strictly comply with the Chicago Zoning Ordinance, the Chicago Building Code, and the Chicago Fire Prevention Code. As such, the proposed improvements will not increase the danger of fire and will not endanger public safety. Because the property is located in a TSL, the expectation is that project will not substantially increase the congestion in the public streets.

The ZBA notes that two neighbors were in objection to the project. Those objections were as to light and air, impact on trees and grass, and that the project will alter the essential character of the neighborhood. The ZBA notes that the "supply of adequate light and air" does not mean that adjacent property owners have a right to direct sunlight or a pleasant breeze. Additionally, the ZBA notes that homes in dense parts of the city get their natural light from the street or alley facing side of the building. The proposed project will not cause adjacent neighbors to have trouble breathing for lack of air supply. Trees and grass can grow in shaded areas. Also, the trees that those in objection mentioned are about 50'. This project has a height of 52' from grade to the parapet wall. Both trees and buildings cast shade. While the ZBA acknowledges that the trees on the east side of the project may

be impacted by the construction, it should be noted that (1) no construction will take place on the adjacent neighbors' properties and (2) this is the foreseeable consequence of placing trees at or near a property line. Finally, the ZBA rejects the notion that this project will alter the essential character of the neighborhood as there are numerous mixed-use buildings with first floor residential in the area.

V. Consistency with the Stated Purpose and Intent of the Zoning Ordinance:

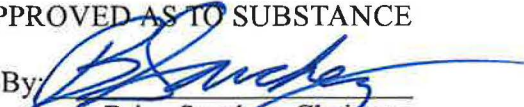
The ZBA finds that variation is consistent with the stated purpose and intent of the Chicago Zoning Ordinance, specifically by: promoting the public health, safety and general welfare, pursuant to Section 17-1-0501, by following the CZO and building pursuant to the Chicago Building Code; maintaining economically vibrant as well as attractive business and commercial areas, pursuant to Section 17-1-0504, by building a new mixed-use building in the Grand Avenue commercial corridor; promoting pedestrian, bicycle and transit use, pursuant to Section 17-1-0507, by building a mixed-use building in a TSL; and maintaining a range of housing choices and options, pursuant to Section 17-1-0512, by variety of new 2 and 3 bedroom sustainable dwelling units, creatively designed with functional modern floor plans.

CONCLUSION AND FINAL DECISION OF THE ZONING BOARD OF APPEALS

- 1. For all the above reasons, the ZBA finds that the Applicant has proved its case by evidence, testimony and the entire record, including the Applicant's proposed Findings of Fact, covering the specific criteria for a variation pursuant to Section 17-13-1107-A, B and C of the Chicago Zoning Ordinance.
- 2. The ZBA hereby APPROVES the Applicant's applications for variations.

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

APPROVED AS TO SUBSTANCE

By: 
Brian Sanchez, Chairman

I, Janine Klich-Jensen, staff person for the ZONING BOARD OF APPEALS, certify that I caused this to be placed in the USPS mail, postage prepaid, on 2/3, 2025.


Janine Klich-Jensen

HEARING PARTICIPANT EXHIBIT

Applicant is represented by an attorney: No Yes, Agnes Plecka

Name	Title (if applicable)	Address	Support	Oppose	Neutral
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