

MINUTES OF MEETING:

October 18, 2024

Cal. No. 234-23-S

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

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

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

THE VOTE

ZBA

NOV 18 2024

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ

HELEN SHILLER

ADRIAN SOTO

SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

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

APPEARANCE FOR: Same as Applicant

MINUTES OF MEETING:
October 18, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1716 W. Lawrence Avenue

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

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

ZBA

NOV 18 2024

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ

HELEN SHILLER

ADRIAN SOTO

SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

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

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

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

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 11/18/24

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Sonia Maribel Lema Guachichulca Cal. No.406-24-S

APPEARANCE FOR: Same as Applicant

MINUTES OF MEETING:
October 18, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 5536 W. Belmont Avenue

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

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

ZBA

NOV 18 2024

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
HELEN SHILLER
ADRIAN SOTO
SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

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

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

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

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

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APPROVED AS TO SUBSTANCE

CHAIRMAN

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

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

APPEARANCE FOR: Same as Applicant

MINUTES OF MEETING:
October 18, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 5533 N. Milwaukee Avenue

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

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

ZBA

NOV 18 2024

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
HELEN SHILLER
ADRIAN SOTO
SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

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

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

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

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 11/18/24.

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Fades by Adi Inc. Cal. No.408-24-S

APPEARANCE FOR: Same as Applicant **MINUTES OF MEETING:**
October 18, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3304 N. Harlem Avenue

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

ACTION OF BOARD – APPLICATION APPROVED

ZBA

NOV 18 2024

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ

HELEN SHILLER

ADRIAN SOTO

SWATHY STALEY

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

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

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

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

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 11/18/24.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Aaron Topper

Cal. No.: 409-24-Z

APPEARANCE FOR: Frederick Agustin / Nicholas Ftikas

MINUTES OF MEETING:
October 18, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2941 W. Morse Avenue

NATURE OF REQUEST: Application for a variation to reduce the rear setback from the required 34.48' to 20.09', west side setback from 8.5' to 7.49' (east to be 18.04'), combined side setback shall be 25.53' for a proposed two-story single-family residence with front patio and two enclosed parking spaces.

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

ZBA

NOV 18 2024

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ

HELEN SHILLER

ADRIAN SOTO

SWATHY STALEY

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Aaron Topper

Cal. No.: 410-24-Z

APPEARANCE FOR: Frederick Agustin / Nicholas Ftikas

MINUTES OF MEETING:
October 18, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2941 W. Morse Avenue

NATURE OF REQUEST: Application for a variation to increase the floor area ratio from .65 to .66 for a proposed two-story single-family residence with front patio and two enclosed parking spaces.

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

ZBA

NOV 18 2024

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ

HELEN SHILLER

ADRIAN SOTO

SWATHY STALEY

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Little Forest Massage, LLC Cal. No.411-24-S

APPEARANCE FOR: Nicholas Ftikas / Frederick Agustin **MINUTES OF MEETING:**
October 18, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 411 W. North Avenue

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

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

ZBA

NOV 18 2024

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ

HELEN SHILLER

ADRIAN SOTO

SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

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

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

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s) provided: the special use is issued solely to the applicant, Little Forest Massage, LLC, and the establishment maintains clear non-reflective windows on the street-facing building facade, which shall not be painted over, darkened or obstructed in any way, so that the reception and waiting area is visible from the street.

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 11/18/24.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

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

APPEARANCE FOR: Sara Barnes

MINUTES OF MEETING:
October 18, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 6601-17 W. Grand Avenue

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

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

ZBA

NOV 18 2024

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ

HELEN SHILLER

ADRIAN SOTO

SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

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

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

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s) provided: the special use is issued solely to the applicant, Raising Cane's Restaurants, LLC; and the development is consistent with the design and layout of the SP-1 (site plan), dated October 18, 2024, prepared by Kimley Horn; Tree Preservation Plan, Landscape Plan, Landscape Specifications, Fixture Plan (floor plan), and Proposed Exterior Elevations, dated October 18, 2024, prepared by ADA Architects.

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 11/18/24.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

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

APPEARANCE FOR: Scott Borstein

MINUTES OF MEETING:

October 18, 2024

APPEARANCE AGAINST: None

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

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

ACTION OF BOARD - VARIATION GRANTED

ZBA

NOV 18 2024

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ

HELEN SHILLER

ADRIAN SOTO

SWATHY STALEY

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the amount of street facing transparent window area required along 71st street to 551.28 square feet and along Jeffrey Boulevard to 357.42 square feet for a proposed three-story, multi-use building that is located within 2,640' of a Metra rail station entrance; four additional variations were granted to the subject property in Cal. Nos. 414-24-Z, 415-24-Z, 416-24-Z, and 417-24-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential a character of the neighborhood, it is therefore

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

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

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APPROVED AS TO SUBSTANCE

CHAIRMAN

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

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

APPEARANCE FOR: Scott Borstein

MINUTES OF MEETING:
October 18, 2024

APPEARANCE AGAINST: None

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

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

ACTION OF BOARD - VARIATION GRANTED

ZBA

NOV 18 2024

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ

HELEN SHILLER

ADRIAN SOTO

SWATHY STALEY

THE VOTE

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

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to allow a facade that is greater than 5' from the sidewalk for a proposed three-story, multi-use building that is located within 2,640' of a Metra rail station entrance; four additional variations were granted to the subject property in Cal. Nos. 413-24-Z, 415-24-Z, 416-24-Z, and 417-24-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential a character of the neighborhood, it is therefore

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

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 11/18/2024.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

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

APPEARANCE FOR: Scott Borstein

MINUTES OF MEETING:
October 18, 2024

APPEARANCE AGAINST: None

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

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

ACTION OF BOARD - VARIATION GRANTED

ZBA

NOV 18 2024

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ

HELEN SHILLER

ADRIAN SOTO

SWATHY STALEY

THE VOTE

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

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to allow two proposed driveways for access to required on site accessory parking and loading for a property that is required to comply with pedestrian street standards under 17-3-0308 for a proposed three-story, multi-use building that is located within 2,640' of a Metra rail station entrance; four additional variations were granted to the subject property in Cal. Nos. 413-24-Z, 414-24-Z, 416-24-Z, and 417-24-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential a character of the neighborhood, it is therefore

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

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 11/18/2024.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

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

APPEARANCE FOR: Scott Borstein

MINUTES OF MEETING:
October 18, 2024

APPEARANCE AGAINST: None

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

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

ACTION OF BOARD - VARIATION GRANTED

ZBA

NOV 18 2024

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ

HELEN SHILLER

ADRIAN SOTO

SWATHY STALEY

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
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X		

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

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the number of off-street parking spaces for a transit served location to twelve parking spaces for a proposed three-story, multi-use building that is located within 2,640' of a Metra rail station entrance; four additional variations were granted to the subject property in Cal. Nos. 413-24-Z, 414-24-Z, 415-24-Z, and 417-24-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential a character of the neighborhood, it is therefore

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

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 11/18/24.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

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

APPEARANCE FOR: Scott Borstein

MINUTES OF MEETING:
October 18, 2024

APPEARANCE AGAINST: None

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

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

ACTION OF BOARD - VARIATION GRANTED

ZBA

NOV 18 2024

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ

HELEN SHILLER

ADRIAN SOTO

SWATHY STALEY

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to establish a public place of amusement license to be located within 125' of a residential use for a proposed three-story, multi-use building that is located within 2,640' of a Metra rail station entrance; four additional variations were granted to the subject property in Cal. Nos. 413-24-Z, 414-24-Z, 415-24-Z, and 416-24-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential a character of the neighborhood, it is therefore

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

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 11/18/2024.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Amen African Hair Braids, LLC Cal. No.418-24-S

APPEARANCE FOR: Owen Brugh

MINUTES OF MEETING:
October 18, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 5240 N. Pulaski Road

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

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

ZBA

NOV 18 2024

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
HELEN SHILLER
ADRIAN SOTO
SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

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

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

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

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 11/18/24.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Mariana Bahena

APPEARANCE FOR: Emmanuel Byarm

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2650 N. Kildare Avenue

Cal. No.: 419-24-Z

MINUTES OF MEETING:
October 18, 2024

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

ACTION OF BOARD - VARIATION GRANTED

ZBA

NOV 18 2024

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ

HELEN SHILLER

ADRIAN SOTO

SWATHY STALEY

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the north side setback to 0.8' (south side yard shall be 5.1') for a proposed three-story enclosed rear porch onto an existing three-story, two dwelling unit building being renovated and converted to a three dwelling unit building; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential a character of the neighborhood, it is therefore

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

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 11/18/2024.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: 4645 North Clark, LLC

Cal. No.420-24-S

APPEARANCE FOR: Ximena Castro

MINUTES OF MEETING:
October 18, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3642 W. Oakdale Avenue

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

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

ZBA

NOV 18 2024

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ

HELEN SHILLER

ADRIAN SOTO

SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

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

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

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s) provided: the development is consistent with the design and layout of the plans and drawings, dated October 8, 2024, prepared by REM Architecture Inc.

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 11/18/24.

APPROVED AS TO SUBSTANCE

CHAIRMAN



**ZONING BOARD OF APPEALS
CITY OF CHICAGO**

ZBA

DEC 23 2024

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

New Cingular Wireless PCS, LLC

APPLICANT(S)

421-24-S

CALENDAR NUMBER(S)

1802 S. Sacramento Dr.

SUBJECT PROPERTY

October 18, 2024

HEARING DATE

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

FINDINGS OF THE ZONING BOARD OF APPEALS

I. APPLICATION BACKGROUND

The subject property is located in Douglass (Anna and Federick) Park in the North Lawndale neighborhood. It is zoned POS-1 and is improved with a regional park. The Applicant submitted a special use application, proposing to construct a new 60' monopole with associated equipment for a freestanding wireless communication facility on the subject property. Pursuant to Section 17-6-0203-E(Q)(2) of the Chicago Zoning Ordinance, a Freestanding (Tower) Wireless Communication Facility is a special use in a POS-1 zoning district. In accordance with Section 17-13-0903 of the Chicago Zoning Ordinance, the Zoning Administrator of the City's Department of Planning and Development (the "Zoning Administrator" and the "Department") recommended approval provided: the special use is issued solely to the applicant, New Cingular Wireless PCS, LLC, and the development is consistent with the design and layout of the plans and drawings dated October 1, 2024, prepared by MasTec Network Solutions and Talman Consultant Engineers.

II. PUBLIC HEARING

In accordance with the Rules of Procedure of the Zoning Board of Appeals ("ZBA"), the Applicant had submitted its proposed Findings of Fact. The ZBA held a public hearing on the Applicant's special use application at its regular meeting held on Friday, October 18, 2024. Due notice of the hearing was provided under Sections 17-13-0107-A(9) and 17-13-0107-B of the Chicago Zoning Ordinance and by publication in the *Chicago Tribune*.

The list of participants who provided sworn testimony is attached as the **Hearing Participant Exhibit**.

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

III. SPECIAL USE CRITERIA

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

2. Pursuant to Section 17-9-0118-D(2) of the Chicago Zoning Ordinance, when a freestanding facility requires special use approval, it may not be granted unless the applicant demonstrates to the reasonable satisfaction of the Zoning Board of Appeals that no existing facility or structure can accommodate the applicant's proposed facility. Evidence submitted to demonstrate that no existing facility or structure can accommodate the applicant's proposed facility may consist of any of the following: (a) no existing wireless communication facilities are located within the geographic area required to meet applicant's engineering requirements; (b) existing wireless communication facilities are not of sufficient height to meet applicant's engineering requirements; (c) existing wireless communication facilities do not have sufficient structural strength to support applicant's proposed antenna and associated equipment; (d) the applicant's proposed facility would cause electromagnetic interference with an antenna on the existing tower, or vice versa; (e) the fees, costs, or contractual provisions required by the owner in order to share an existing wireless communication facility, or to adapt an existing wireless communication facility for sharing, are unreasonable. Costs exceeding new facility development are presumed to be unreasonable.

3. Pursuant to the Telecommunications Act of 1996, any decision by a State or local government or instrumentality thereof to deny a request to place, construct, or modify personal wireless service facilities shall be in writing and *supported by substantial evidence* contained in a written record. 47 U.S.C. §332(c)(7)(B)(iii). Furthermore, no State or local government or instrumentality thereof may regulate the placement, construction, and modification of personal wireless service facilities on the basis of the environmental effects of radio frequency emissions to the extent that such facilities comply with the Commission's regulations concerning such emissions. 47 U.S.C. §332(c)(7)(B)(iv). Environmental effects within the meaning of that provision includes fear of adverse health effects from electromagnetic radiation or radio frequency emissions. *Declaratory Ruling*, 24 FCC Rcd 13994, 14021, para. 69 (2009). *See also*, *PrimeCo Pers. Commc'ns, Ltd. P'ship v. City of Mequon*, 352 F.3d 1147, 1149 (7th Cir.

2003); *and, TowerNorth Dev., LLC v. City of Geneva*, No. 22 C 4151, 2024 WL 621616, at *10 n. 16 (N.D. Ill. Feb. 14, 2024).

IV. FINDINGS OF FACT

After careful consideration of the evidence, testimony and the entire record, including the Applicant's proposed Findings of Fact, the ZBA hereby makes the following findings with reference to the Applicant's application for a special use pursuant to Section 17-13-0905-A (1)-(5) and Section 17-9-0118-D(2) of the Chicago Zoning Ordinance:

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

(2). The proposed use is in the interest of the public convenience and will not have a significant impact on the general welfare of the neighborhood or community because the proposed use will improve telecommunications services for the park's patrons and the surrounding residential area. Furthermore, the Applicant's commitment to allow the monopole to be used by entities of city government such as the Chicago Park District and the Chicago Police Department will further benefit the community by enhancing communications for emergency services. The monopole also can allow for the mounting of security cameras for the Chicago Police Department. The site on the subject property where the monopole will be constructed is currently occupied by an abandoned and unsightly steel tower which has been deemed a hazard by the Chicago Park District. The improvement will be located no less than 330 feet away from any private development. It is surrounded by park space and will not obstruct views from any private developments. Additional benefits include the installation of LED floodlights for the adjacent walking path. Finally, the Applicant committed to allow co-location of other telecommunications equipment on the pole upon reasonable terms.

As was discussed in further detail under Part III.3 of this decision, the Telecommunications Act prohibits State and local governments from considering health and other effects of electromagnetic or radio frequency emissions in making decisions about wireless-facility placement, as long as the facility's emissions fall within the limits the FCC has announced. The Applicant credibly testified that it has strict guidelines to follow FCC rules and requirements. Therefore, the ZBA cannot and did not include in its consideration any statements or submissions regarding any potential adverse health or environmental concerns over electromagnetic or radio frequency emissions.

(3). The proposed use is compatible with the character of the surrounding area in terms of site planning and building scale and project design because the proposed monopole will replace a steel latticework tower which has occupied the subject site for an undetermined amount of time, and which has been deemed unsafe by the Chicago Park District. The

tower previously provided lighting to the walking path and surrounding area but has since ceased that function. The proposed monopole will allow for such additional lighting and will fit the character of the surrounding park space better than the existing tower because there are adjacent lighting poles for illumination of the turf athletic field which look nothing like the steel tower and will resemble the proposed monopole.

(4). The proposed use is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise and traffic generation because as a host for telecommunications equipment, it serves a passive function within the area and will not result in any increased foot traffic, vehicle traffic, or noise. Given the plan to add LED lighting along the walking path, the improvements will serve a beneficial purpose for visitors to Douglass Park. It will not materially increase noise or light pollution beyond the lighting agreed between the Applicant and the Chicago Park District, and those required by the FAA.

(5). The proposed use is designed to promote pedestrian safety and comfort because the project will improve lighting for the walking path, and will replace the current steel tower, which has been deemed unsafe by the Chicago Park District. In place of the unsafe tower (to be removed), with its existing unsafe/insufficient fencing, corrugated steel shielding and unsecured vault doors, the proposed monopole will feature a ten-foot chain link fence with slat screening, anti-climbing measures, secure electrical cabinets and secure vaults. Each of these safety measures is an enhancement of current conditions. Moreover, wireless telecommunications services will be improved for park visitors and the surrounding community and first responders.

The Applicant has committed to allow reasonable co-usage of the monopole both for Chicago Park District uses, should they arise, as well as for one additional user of the telecommunications equipment to be hosted on the monopole, subject to reasonable terms and conditions, in order to promote efficient use of such equipment and mitigate the demand for additional monopoles in the area hosting such equipment.

(6) Pursuant to Section 17-9-0118-D(2) of the Chicago Zoning Ordinance, no existing facility or structure can accommodate the applicant's proposed facility. The Applicant credibly stated that it conducted extensive research and determined that no existing wireless communication facilities in or around the Douglass Park area and adjacent neighborhood meet AT&T's capacity and coverage objectives. The current park infrastructure cannot support the desired network performance, including robust coverage and increased data traffic management. Establishing new facilities designed to meet these specific requirements will enhance signal strength, expand coverage, and improve overall connectivity, ensuring high-quality and reliable service for all users in the area.

Further, the nearest macro cell tower is too far to support the capacity required for traffic and events in the park, leading to network overload and public safety issues. Street light poles also fail to meet coverage objectives. New, taller facilities are essential to manage increased traffic, ensure reliable connectivity, and address safety concerns during gatherings in the park. There is no existing wireless communication facility within Douglass Park and the costs to adapt the existing steel lattice tower would exceed the expense of demolishing the tower and constructing a new site with antennas mounted to a

monopole. Given these circumstances, it is more practical and cost-effective to build a new monopole cell site. Furthermore, upon completion of the new monopole construction, ownership of the monopole will be transferred to the Chicago Park District, ensuring long-term benefits and control over the infrastructure.

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

CONCLUSION AND FINAL DECISION OF THE ZONING BOARD OF APPEALS

1. For all the above reasons, the ZBA finds that the Applicant has proved its case by evidence, testimony and the entire record, including the Applicant's proposed Findings of Fact, covering the specific criteria for a special use pursuant to Section 17-13-0905-A and Section 17-9-0118-D(2) of the Chicago Zoning Ordinance.
2. The ZBA hereby APPROVES the Applicant's application for a special use, and pursuant to the authority granted by Section 17-13-0906 of the Chicago Zoning Ordinance, the Zoning Administrator is authorized to permit said special use **SUBJECT TO THE FOLLOWING CONDITIONS:** the special use is issued solely to the applicant, New Cingular Wireless PCS, LLC, and the development is consistent with the design and layout of the plans and drawings dated October 1, 2024, prepared by MasTec Network Solutions and Talman Consultant Engineers.

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

APPROVED AS TO SUBSTANCE

By: 

Brian Sanchez, Chairman

I, Janine Klich-Jensen, staff person for the ZONING BOARD OF APPEALS, certify that I caused this to be placed in the USPS mail, postage prepaid, on 12/23, 2024.


Janine Klich-Jensen

HEARING PARTICIPANT EXHIBIT

Applicant is represented by an attorney: ☐ No ☒ Yes, Tom Carroll

[illegible]

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

APPLICANT: AG Bells II, LLC Cal. No.422-24-S

APPEARANCE FOR: Ximena Castro

MINUTES OF MEETING:
October 18, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 5224 N. Northwest Highway

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

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

ZBA

NOV 18 2024

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ

HELEN SHILLER

ADRIAN SOTO

SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

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

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a single lane drive through to serve a proposed fast-food restaurant in an existing building; a variation was also granted to the subject property in Cal. No. 423-24-Z; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony has offered that the use complies with all the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s) provided: the special use is issued solely to the applicant, AG Bells, II, LLC, and the development is consistent with the design and layout of the Site Plan, Landscape Plan, and Landscape Details, dated October 10, 2024, prepared by Kimley Horn; and Site Plan and Details, Floor Plan, and Exterior Elevations (2 sheets, A4.0 and A4.1), dated October 10, 2024, prepared by MRV Architects.

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 11/18/24

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: AG Bells, II, LLC

Cal. No.: 423-24-Z

APPEARANCE FOR: Ximena Castro

MINUTES OF MEETING:
October 18, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 5224 N. Northwest Highway

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

ACTION OF BOARD - VARIATION GRANTED

ZBA

THE VOTE

NOV 18 2024

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ

HELEN SHILLER

ADRIAN SOTO

SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the landscape perimeter to 5.5' for a proposed fast-food restaurant with a single lane drive-through in an existing building; a special use was also approved for the subject property in Cal. No. 422-24-S; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential a character of the neighborhood, it is therefore

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

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 11/18/2024.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: 3014 N. California, LLC

Cal. No.424-24-S

APPEARANCE FOR: Ximena Castro

MINUTES OF MEETING:

October 18, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3014 N. California Avenue

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

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

ZBA

NOV 18 2024

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ

HELEN SHILLER

ADRIAN SOTO

SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

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

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

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s) provided: the development is consistent with design and layout of the plans and drawings, dated October 16, 2024, prepared by BLDG PROJ Architecture + Design.

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 11/18/24.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: 934, LLC

Cal. No.425-24-S

APPEARANCE FOR: Nicholas Ftikas

MINUTES OF MEETING:
October 18, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 934 W. Diversey Parkway

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

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

ZBA

NOV 18 2024

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ

HELEN SHILLER

ADRIAN SOTO

SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

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

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

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s) provided: the development is consistent with the design and layout of the plans and drawings, dated October 11, 2024, prepared by Axios Architects and Consultants.

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 11/18/24.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Jacobdabuilder, Inc.

Cal. No.: 426-24-Z

APPEARANCE FOR: Paul Kolpak

MINUTES OF MEETING:

October 18, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 4827 S. St. Lawrence Avenue

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

ACTION OF BOARD - VARIATION GRANTED

ZBA

NOV 18 2024

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ

HELEN SHILLER

ADRIAN SOTO

SWATHY STALEY

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the front setback to 11', north side setback to 0.5' (south to be 1.55'), combined side yard setback to 2.05' for a proposed three-story, three dwelling unit building with a detached two car garage in a transit served location; Yvonne Washington of 4824 S. St. Lawrence, Chicago 60615 and Lisa Korpan of 4829 S. St. Lawrence #3, Chicago 60615 appeared in opposition, however after hearing testimony from the Applicant and it's Attorney, withdrew their objection; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential a character of the neighborhood, it is therefore

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

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 11/18/2024.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Jason and Laura Elizabeth Grover

Cal. No.: 427-24-Z

APPEARANCE FOR: Paul Kolpak

MINUTES OF MEETING:
October 18, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2058 W. Webster Avenue

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

ACTION OF BOARD - VARIATION GRANTED



BRIAN SANCHEZ
HELEN SHILLER
ADRIAN SOTO
SWATHY STALEY

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to increase the existing floor area to 3,333 square feet for a proposed third floor addition to an existing three-story, single-family residence; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential a character of the neighborhood, it is therefore

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

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 11/18/24.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Semco Realty Partners, LLC

Cal. No.: 428-24-Z

APPEARANCE FOR: Tyler Manic / Emmanuel Byarm

MINUTES OF MEETING:

October 18, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1118 N. Oakley Boulevard

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

ACTION OF BOARD - VARIATION GRANTED

ZBA

THE VOTE

NOV 18 2024

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ

HELEN SHILLER

ADRIAN SOTO

SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the rear setback to 10.40' for a proposed rear three-story enclosed porch for the existing three-story, six dwelling unit building; an additional variation was granted to the subject property in Cal. No. 429-24-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential a character of the neighborhood, it is therefore

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

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 10/18/2024.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Semco Realty Partners, LLC

APPEARANCE FOR: Tyler Manic / Emmanuel Byarm

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1118 N. Oakley Boulevard

Cal. No.: 429-24-Z

MINUTES OF MEETING:
October 18, 2024

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

ACTION OF BOARD - VARIATION GRANTED

ZBA

NOV 18 2024

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ

HELEN SHILLER

ADRIAN SOTO

SWATHY STALEY

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to increase the floor area amount to 5,861.37 square feet (467.25 square feet) for a proposed rear three-story enclosed porch for the existing three-story, six dwelling unit building; an additional variation was granted to the subject property in Cal. No. 428-24-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential a character of the neighborhood, it is therefore

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

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 11/18/24

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Holy Fade Hair Parlor, LLC

Cal. No.430-24-S

APPEARANCE FOR: Thomas Moore

MINUTES OF MEETING:
October 18, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3345 N. Broadway

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

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

ZBA

NOV 18 2024

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ

HELEN SHILLER

ADRIAN SOTO

SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

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

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

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

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 11/18/24.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

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

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

APPEARANCE AGAINST: None **October 18, 2024**

PREMISES AFFECTED: 1647 N. Sedgwick Street

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

ACTION OF BOARD - VARIATION GRANTED

ZBA

NOV 18 2024

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ

HELEN SHILLER

ADRIAN SOTO

SWATHY STALEY

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the rear setback to 22.83', south side setback to 1' for a proposed rear porch and stairs and a new detached two car garage with roof top deck and access stairs from the rear porch on an existing three-story, three dwelling unit building; an additional variation was granted to the subject property in Cal. No. 432-24-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

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

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 11/18/2024.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

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

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

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1647 N. Sedgwick Street

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

ACTION OF BOARD - VARIATION GRANTED

ZBA

NOV 18 2024

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

BRIAN SANCHEZ

HELEN SHILLER

ADRIAN SOTO

SWATHY STALEY

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

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to relocate the 118.23 square feet of required rear yard open space onto the roof deck of the proposed garage more than 6' above grade for a proposed rear porch and stairs and a proposed two car detached garage with rooftop deck and access stairs from the rear porch on an existing three-story, three dwelling unit building; an additional variation was granted to the subject property in Cal. No. 431-24-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential a character of the neighborhood, it is therefore

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

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 11/18/2024.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Exclusa Enterprise, Inc.

Cal. No.433-24-S

APPEARANCE FOR: Agnes Plecka

MINUTES OF MEETING:
October 18, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3018-22 W. North Avenue

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

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

THE VOTE

ZBA

NOV 18 2024

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ

HELEN SHILLER

ADRIAN SOTO

SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Padel Chicago, LLC

Cal. No.434-24-S

APPEARANCE FOR: Paul Shadle/Peter NeCastro

MINUTES OF MEETING:

October 18, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 219 N. Paulina Street

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

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

ZBA
NOV 18 2024
CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ

HELEN SHILLER

ADRIAN SOTO

SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

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

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a sports and recreation participant (private health club to include padel tennis, conference rooms, office lounge and locker rooms) in PMD 4A Kinzie Corridor; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony has offered that the use complies with all the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s) provided: the special use is issued solely to the applicant, Padel Chicago, LLC, and is consistent with the design and layout of the plans and drawings, dated October 15, 2024, prepared by Scott Brdar M. Arch.

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 11/18/24.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Mushapa, LLC Cal. No.435-24-S

APPEARANCE FOR: Patrick Turner **MINUTES OF MEETING:**
October 18, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 4346 N. Western Avenue

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

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

ZBA

NOV 18 2024

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ

HELEN SHILLER

ADRIAN SOTO

SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

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

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a gas station with an expanded convenience store to 3,862 square feet; two variations were also granted to the subject property in Cal. Nos. 436-24-Z and 437-24-Z; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony has offered that the use complies with all the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 11/18/24

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Mushapa, LLC

Cal. No.: 436-24-Z

APPEARANCE FOR: Patrick Turner

MINUTES OF MEETING:
October 18, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 4346 N. Western Avenue

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

ACTION OF BOARD - VARIATION GRANTED

ZBA

NOV 18 2024

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

BRIAN SANCHEZ

HELEN SHILLER

ADRIAN SOTO

SWATHY STALEY

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

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the minimum lot area to 14,364 square feet for a proposed gas station with an expanded convenience store; a special use was approved and an additional variation was granted to the subject property in Cal. Nos. 435-24-S and 437-24-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential a character of the neighborhood, it is therefore

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

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 11/18/24.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Mushapa, LLC

Cal. No.: 437-24-Z

APPEARANCE FOR: Patrick Turner

MINUTES OF MEETING:

October 18, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 4346 N. Western Avenue

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

ACTION OF BOARD - VARIATION GRANTED

ZBA

NOV 18 2024

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

THE VOTE

BRIAN SANCHEZ

HELEN SHILLER

ADRIAN SOTO

SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce 36 lineal feet of perimeter landscape setback to zero feet and eliminating required tree and shrub hedge; a special use was approved and an additional variation was granted to the subject property in Cal. Nos. 435-24-S and 436-24-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential a character of the neighborhood, it is therefore

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

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

I, Minnie Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 11/18/24.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

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

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

APPEARANCE AGAINST: None

PREMISES AFFECTED: 7201 N. Clark Street

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

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

ZBA

NOV 18 2024

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ

HELEN SHILLER

ADRIAN SOTO

SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

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

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to expand an existing one-story gas station with a 497.12 square foot addition; two variations were also granted to the subject property in Cal. Nos. 436-24-Z and 437-24-Z; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony has offered that the use complies with all the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s) provided: the special use is issued solely to the applicant, Al-Rahman Business, Inc., and the development is consistent with the design and layout of the plans and drawings, dated October 10, 2024, prepared by Grid Studio.

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 11/18/24

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Al-Rahman Business, Inc.

Cal. No.: 439-24-Z

APPEARANCE FOR: Mark Kupiec

MINUTES OF MEETING:
October 18, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 7201 N. Clark Street

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

ACTION OF BOARD - VARIATION GRANTED

ZBA

NOV 18 2024

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ

HELEN SHILLER

ADRIAN SOTO

SWATHY STALEY

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the minimum lot area to 18,590 square feet for a gas station with a proposed 497.12 square foot addition; a special use was approved and an additional variation was granted to the subject property in Cal. Nos. 438-24-S and 440-24-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential a character of the neighborhood, it is therefore

RESOLVED, that the aforesaid variation request be and it hereby is approved and the Zoning Administrator is authorized to permit said variation subject to the following condition(s) provided: the special use is issued solely to the applicant, Al-Rahman Business, Inc., and the development is consistent with the design and layout of the plans and drawings, dated October 10, 2024, prepared by Grid Studio.

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 11/14/24.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Al-Rahman Business, Inc.

Cal. No.: 440-24-Z

APPEARANCE FOR: Mark Kupiec

MINUTES OF MEETING:
October 18, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 7201 N. Clark Street

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

ACTION OF BOARD - VARIATION GRANTED

ZBA

NOV 18 2024

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ

HELEN SHILLER

ADRIAN SOTO

SWATHY STALEY

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to eliminate the 7' landscape setback with trees and shrubs along Clark Street and to accept an existing wooden trash enclosure (instead of masonry one) and to waive hose bibs requirements for a gas station with proposed addition; a special use was approved and an additional variation was granted to the subject property in Cal. Nos. 438-24-S and 439-24-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential a character of the neighborhood, it is therefore

RESOLVED, that the aforesaid variation request be and it hereby is approved and the Zoning Administrator is authorized to permit said variation subject to the following condition(s) provided: the special use is issued solely to the applicant, Al-Rahman Business, Inc., and the development is consistent with the design and layout of the plans and drawings, dated October 10, 2024, prepared by Grid Studio.

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 11/18/24.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: 455 Carpenter Owner, LLC Cal. No.441-24-S

APPEARANCE FOR: Katie J. Dale

MINUTES OF MEETING:
October 18, 2024

APPEARANCE AGAINST: None

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

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

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

ZBA

NOV 18 2024

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ

HELEN SHILLER

ADRIAN SOTO

SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

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

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to allow a proposed residential use to be located within 660' of an existing use listed in 17-3-0307 for a proposed five-story, mixed use building. This is a transit served location; two variations were also granted to the subject property in Cal. Nos. 442-24-Z and 443-24-Z; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony has offered that the use complies with all the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s) provided: the development is consistent with the design and layout of the plans and drawings, dated October 18, 2024, prepared by Hartshorne Plunkard Architecture and prior to issuance of building permits, the final Transportation Demand Memo (TDM) is reviewed and approved by the Chicago Department of Transportation to confirm compliance with Sec. 17-3-0308-5 of the Chicago Zoning Ordinance related to Specific Criteria for Transit-Served Locations.

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 11/18/24.

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

APPLICANT: 455 Carpenter Owner, LLC

Cal. No.: 442-24-Z

APPEARANCE FOR: Katie J. Dale

MINUTES OF MEETING:
October 18, 2024

APPEARANCE AGAINST: None

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

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

ACTION OF BOARD - VARIATION GRANTED

ZBA

NOV 18 2024

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ

HELEN SHILLER

ADRIAN SOTO

SWATHY STALEY

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

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

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the required setback from the side building line to a roof top stair and elevator enclosure to 60.67' for a proposed five-story, mixed use building. This is a transit served location; a special use was approved and an additional variation was granted to the subject property in Cal. Nos. 441-24-S and 443-24-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

RESOLVED, that the aforesaid variation request be and it hereby is approved and the Zoning Administrator is authorized to permit said variation subject to the following condition(s) provided: the development is consistent with the design and layout of the plans and drawings, dated October 18, 2024, prepared by Hartshorne Plunkard Architecture and prior to issuance of building permits, the final Transportation Demand Memo (TDM) is reviewed and approved by the Chicago Department of Transportation to confirm compliance with Sec. 17-3-0308-5 of the Chicago Zoning Ordinance related to Specific Criteria for Transit-Served Locations.

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 11/18/24.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: 455 Carpenter Owner, LLC

Cal. No.: 443-24-Z

APPEARANCE FOR: Katie J. Dale

MINUTES OF MEETING:
October 18, 2024

APPEARANCE AGAINST: None

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

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

ACTION OF BOARD - VARIATION GRANTED

ZBA

NOV 18 2024

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

BRIAN SANCHEZ

HELEN SHILLER

ADRIAN SOTO

SWATHY STALEY

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

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to allow up to 25% reduction to the amount of street facing transparent window area required to 730 square feet for a proposed five-story mixed use building. This is a transit served location; a special use was approved and an additional variation was granted to the subject property in Cal. Nos. 441-24-S and 442-24-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

RESOLVED, that the aforesaid variation request be and it hereby is approved and the Zoning Administrator is authorized to permit said variation subject to the following condition(s) provided: the development is consistent with the design and layout of the plans and drawings, dated October 18, 2024, prepared by Hartshorne Plunkard Architecture and prior to issuance of building permits, the final Transportation Demand Memo (TDM) is reviewed and approved by the Chicago Department of Transportation to confirm compliance with Sec. 17-3-0308-5 of the Chicago Zoning Ordinance related to Specific Criteria for Transit-Served Locations.

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 11/18/24.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

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

APPEARANCE FOR: Meghan Murphy **MINUTES OF MEETING:**
October 18, 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 – Continued to December 20, 2024 at 2:00pm.

THE VOTE

ZBA

NOV 18 2024

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
HELEN SHILLER
ADRIAN SOTO
SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE

CHAIRMAN



**ZONING BOARD OF APPEALS
CITY OF CHICAGO**

ZBA

FEB 5 2025

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

Self Help Federal Credit Union
APPLICANT(S)

445-24-S
CALENDAR NUMBER(S)

2508-24 S. Pulaski Road
SUBJECT PROPERTY

October 18, 2024
HEARING DATE

ACTION OF BOARD	THE VOTE	AFFIRMATIVE	NEGATIVE	ABSENT
The special use application was APPROVED SUBJECT TO CONDITIONS.	Brian Sanchez, Chairman	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Angela Brooks	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 Little Village neighborhood. It is zoned C1-2 and is improved with a surface parking lot. The Applicant submitted a special use application, proposing to establish a drive through ATM on the subject property to serve the Self-Help Federal Credit Union located at 3960 W. 26th Street. Pursuant to Section 17-3-0207-Z of the Chicago Zoning Ordinance, a drive-through facility is a special use in a C district. In accordance with Section 17-13-0903 of the Chicago Zoning Ordinance, the Zoning Administrator of the City's Department of Planning and Development (the "Zoning Administrator" and the "Department") recommended approval of the proposed use, provided the special use is issued solely to the Applicant, and the development is consistent with the design and layout of the plans and drawings dated October 15, 2024, prepared by DESIGNBRIDGE.

II. PUBLIC HEARING

In accordance with the Rules of Procedure of the Zoning Board of Appeals ("ZBA"), the Applicant had submitted its proposed Findings of Fact. The ZBA held a public hearing on the Applicant's special use application at its regular meeting held on Friday, October 18, 2024. Due notice of the hearing was provided under Sections 17-13-0107-A(9) and 17-13-0107-B of the Chicago Zoning Ordinance and by publication in the *Chicago Tribune*. The list of participants who provided sworn testimony is attached as the **Hearing Participant Exhibit**.

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

III. SPECIAL USE CRITERIA

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

IV. FINDINGS OF FACT

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

(1). The subject property is located in a C1-2 zoning district. Since a drive-through facility is a special use in this zoning district, the Applicant requires a special use. The proposed use complies with all other standards set forth in the Chicago Zoning Ordinance because it is only the requirement to request a special of use from the Zoning Board of Appeals that prevents full compliance with all applicable standards of the Chicago Zoning Ordinance.

(2). The proposed use is in the interest of the public convenience because it provides an upgrade of services available to bank patrons. The proposed use will not have a significant impact on the general welfare of the neighborhood or community because the subject property has existed as an accessory parking lot for a long time, currently serving the Applicant's bank facility at the corner of 26th and Pulaski. The Applicant currently operates a drive-thru ATM facility on a parcel adjacent to the subject property on the east side of Pulaski. The Applicant will be relocating the existing ATM from the adjacent parcel to the subject property. Additionally, as the Applicant has already been operating a drive-thru ATM across the street, the proposed use does not represent much of a change to the community.

(3). The proposed use is compatible with the character of the surrounding area in terms of site planning and building scale and project design because the relocation of the drive-thru ATM facility from the adjacent property to the subject property—both currently existing as surface parking lots—represents little change to the area. The relocation of the ATM from across the street to the subject property will represent a slight upgrade to the character of the surrounding area as the project proposal will include 2,123 square feet of

landscaped area, which is more than the minimum required amount of 1,586 square feet. The proposed landscaping includes the addition of twelve trees to the subject property.

(4). The proposed use is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise and traffic generation because the relocation of the ATM from across the street to the subject property represents little, if any, change to the surrounding area. Further, the project proposal also does not modify the existing curb cuts providing for ingress and egress to the subject property.

At the public hearing, two neighboring landowners appeared in opposition to the proposed use, expressing frustration with the current state of parking and traffic in the area. The ZBA sympathizes with the frustrations, however, the ZBA does not believe that approval or denial of this particular use would make any impact on traffic or parking because the Applicant is just shifting the ATM drive-thru from one parcel of land to the adjacent parcel. Additionally, based on the testimony of the neighbors, it sounds like there are other more pertinent factors leading to traffic and parking issues in the area, but the Applicant's ATM is not one of them.

While the ZBA might not be the right venue to address these particular concerns regarding traffic and parking, it would be worthwhile for the neighbors to reach out to the Ward's alderman and to CDOT. But as it relates to this specific project, the ZBA believes that the proposed use is compatible with the character of the surrounding area in terms of operating characteristics and would not cause an increase in traffic generation.

(5). The proposed use is designed to promote pedestrian safety and comfort because the additional landscaping and tree plantings will provide shade to those on and passing by the subject property. The project plans also include additional lighting, one additional separated pedestrian ingress/egress point, and clear lane marking and cross striping on the asphalt. Additionally, the lot will have 31 parking spaces, a reduction of 12 parking spaces from the current configuration. The ZBA finds that the reduction in parking spaces and the increase in open space for landscaping, will make it easier for pedestrians to see vehicles entering and exiting the lot. Conversely, it will be easier for vehicle drivers to see pedestrians on the public sidewalk.

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

CONCLUSION AND FINAL DECISION OF THE ZONING BOARD OF APPEALS

1. For all the above reasons, the ZBA finds that the Applicant has proved its case by evidence, testimony and the entire record, including the Applicant's proposed Findings of Fact, covering the specific criteria for a special use pursuant to Section 17-13-0905-A of the Chicago Zoning Ordinance.
2. The ZBA hereby APPROVES the Applicant's application for a special use, and pursuant to the authority granted by Section 17-13-0906 of the Chicago Zoning

Ordinance, the Zoning Administrator is authorized to permit said special use
SUBJECT TO THE FOLLOWING CONDITIONS: the special use is issued solely to
the Applicant, and the development is consistent with the design and layout of the
plans and drawings dated October 15, 2024, prepared by DESIGNBRIDGE.

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 2/5, 2025.


Janine Klich-Jensen

HEARING PARTICIPANT EXHIBIT

Applicant is represented by an attorney: ☐ No ☒ Yes, Steven Friedland

[illegible]

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

APPLICANT: C7 R Holdings Grow, LLC

Cal. No.264-24-S

APPEARANCE FOR: Timothy Barton

MINUTES OF MEETING:

October 18, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3300 W. Franklin Boulevard

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

ACTION OF BOARD – APPLICATION WITHDRAWN

THE VOTE

BRIAN SANCHEZ

HELEN SHILLER

ADRIAN SOTO

SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
ABSENT		

ZBA

NOV 18 2024

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: LocHomes, LLC

Cal. No.: 336-24-Z

APPEARANCE FOR: Nicholas Ftikas

MINUTES OF MEETING:
October 18, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2006 S. Des Plaines Street

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

ACTION OF BOARD - VARIATION GRANTED

ZBA

NOV 18 2024

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

THE VOTE

BRIAN SANCHEZ

HELEN SHILLER

ADRIAN SOTO

SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
ABSENT		

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 18, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on August 1, 2024; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the minimum lot area to 2,925 square feet for a proposed three-story, three dwelling unit building with a rear open porch and detached three car garage; an additional variation was also granted to the subject property in Cal. No. 337-24-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

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

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 11/18/24

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: LocHomes, LLC

Cal. No.: 337-24-Z

APPEARANCE FOR: Nicholas Ftikas

MINUTES OF MEETING:
October 18, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2006 S. Des Plaines Street

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

ACTION OF BOARD - VARIATION GRANTED

ZBA

NOV 18 2024

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ

HELEN SHILLER

ADRIAN SOTO

SWATHY STALEY

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
ABSENT		

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 18, 2024 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on August 1, 2024; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to increase the area occupied by an accessory building in a required setback to 573 square feet for a proposed detached three-car garage to serve a proposed three-story, three dwelling unit building; an additional variation was also granted to the subject property in Cal. No. 336-24-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

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

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 11/18/24.

APPROVED AS TO SUBSTANCE

CHAIRMAN