

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

APPLICANT: Manely Cuts and Blowouts, LLC Cal. No.321-23-S

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

APPEARANCE AGAINST: None September 15, 2023

PREMISES AFFECTED: 2907 N. Clark Street

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

ACTION OF BOARD – APPLICATION APPROVED

RECEIVED

OCT 28 2023

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANN MACDONALD
VAISHALI RAO
SAM TOIA

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
ABSENT		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 15, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on August 31, 2023; 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 10/23, 2023.



APPROVED AS TO SUBSTANCE

Brian Sanchez
CHAIRMAN

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

APPLICANT: Uruapan Properties, LLC

Cal. No.322-23-S

APPEARANCE FOR: Rolando Acosta

MINUTES OF MEETING:
September 15, 2023

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2548 S. Hamlin Avenue

NATURE OF REQUEST: Application for a special use to establish a nine-parking space off-site parking lot to meet the parking requirement for a proposed eight dwelling unit building located at 3801 W. 26th Street which is less than 600 feet away.

ACTION OF BOARD – Continued to November 17, 2023 at 2:00 PM.

THE VOTE

RECEIVED

OCT 23 2023

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANN MACDONALD
VAISHALI RAO
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
ABSENT		

APPROVED AS TO SUBSTANCE

Brian Sanchez
CHAIRMAN

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

APPLICANT: Top Men Barber Shop

Cal. No.323-23-S

APPEARANCE FOR: Same as Applicant

MINUTES OF MEETING:

September 15, 2023

APPEARANCE AGAINST: None

PREMISES AFFECTED: 7562 N. Milwaukee Avenue

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

ACTION OF BOARD – APPLICATION APPROVED

RECEIVED

OCT 23 2023

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANN MACDONALD
VAISHALI RAO
SAM TOIA

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
ABSENT		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 15, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on August 31, 2023; 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 10/23, 2023.

APPROVED AS TO SUBSTANCE

Brian Sanchez
CHAIRMAN

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

APPLICANT: Parsan, LLC Cal. No.324-23-S
APPEARANCE FOR: Same as Applicant **MINUTES OF MEETING:**
September 15, 2023
APPEARANCE AGAINST: None
PREMISES AFFECTED: 5601 S. Harlem

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

ACTION OF BOARD – APPLICATION APPROVED

RECEIVED

OCT 23 2023

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 15, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on August 31, 2023; 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 10/23/23.

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
ABSENT		

BRIAN SANCHEZ
ANN MACDONALD
VAISHALI RAO
SAM TOIA

APPROVED AS TO SUBSTANCE

Brian Sanchez
CHAIRMAN

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

APPLICANT: Kenneth Donner **Cal. No.:** 325-23-Z

APPEARANCE FOR: Same as Applicant **MINUTES OF MEETING:**
February 16, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 7645 S. St. Lawrence Avenue

NATURE OF REQUEST: Application for a variation to reduce the south side setback from the required 6' to 5.46' (north to be 2.62'), combined side yard setback from 18' to 8.11' for a proposed swimming pool in the rear of an existing single-family residence.

ACTION OF BOARD – Continued to May 17, 2024 at 2:00pm

ZBA

MAR 18 2024

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ZURICH ESPOSITO
VAISHALI RAO
SAM TOIA

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: Mongolian Massage Therapy Spa 1, Inc. Cal. No.326-23-S

APPEARANCE FOR: Sany Nguyen **MINUTES OF MEETING:**

September 15, 2023

APPEARANCE AGAINST: None

PREMISES AFFECTED: 5003 W. Lawrence Avenue

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

ACTION OF BOARD – APPLICATION APPROVED

RECEIVED

OCT 23 2023

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANN MACDONALD
VAISHALI RAO
SAM TOIA

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
ABSENT		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 15, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on August 31, 2023; and

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

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s) provided: the special use is issued solely to the applicant, Mongolian Massage Therapy Spa 1, Inc., and the establishment maintains clear non-reflective windows on the street-facing building facade, which shall not 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 10/23, 2023.

APPROVED AS TO SUBSTANCE

Brian Sanchez
CHAIRMAN

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

APPLICANT: Chasing Tails 4U, Inc. Cal. No.327-23-S

APPEARANCE FOR: Sara Barnes **MINUTES OF MEETING:** September 15, 2023

APPEARANCE AGAINST: None

PREMISES AFFECTED: 313 S. California Avenue

NATURE OF REQUEST: Application for a special use to establish a dog kennel-daycare facility within the ground floor of a transit served two-story building with one dwelling unit on the second floor and three-on-site parking spaces.

ACTION OF BOARD – APPLICATION APPROVED

RECEIVED

OCT 23 2023

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANN MACDONALD
VAISHALI RAO
SAM TOIA

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
ABSENT		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 15, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on August 31, 2023; 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 dog kennel-daycare facility within the ground floor of a transit served two-story building with one dwelling unit on the second floor and three-on-site parking spaces; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony has offered that the use complies with all the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s) provided: (1) The special use is issued solely to the applicant, Chasing Tails 4U, Inc.; (2) the maximum number of dogs being cared for at any one time is limited to fifty (50), of which maximum of sixteen (16) will be boarded within the kennels; (3) each dog boarded within the kennel is provided with a cage or separate individual enclosure; (4) the facility and staffing levels will comply with will comply with §4-384-060 (b) of the Municipal Code of Chicago; and (5) the development is consistent with the design and layout of the Site Plan and First Floor Plan dated September 12, 2023; the Second Floor Plan, dated November 1, 2022; and the the Exterior Side Elevations, dated September 7, 2023, all prepared by Craft Architecture, LLC, and the Operating Procedures dated September 12, 2023.

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 10/23/23.

APPROVED AS TO SUBSTANCE

Brian Sanchez
CHAIRMAN

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

APPLICANT: Phoenix Recovery Support Services, LLC Cal. No.328-23-S

APPEARANCE FOR: Steve Friedland

MINUTES OF MEETING:
September 15, 2023

APPEARANCE AGAINST: None

PREMISES AFFECTED: 853-57 N. Leamington Ave. / 5115-25 W. Iowa St.

NATURE OF REQUEST: Application for a special use to establish a transitional residence with twenty-seven bedrooms and thirty beds to house women diagnosed with substance abuse disorder in an existing three-story building.

ACTION OF BOARD – APPLICATION APPROVED

RECEIVED

OCT 23 2023

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANN MACDONALD
VAISHALI RAO
SAM TOIA

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
ABSENT		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 15, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on August 31, 2023; 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 transitional residence with twenty-seven bedrooms and thirty beds to house women diagnosed with substance abuse disorder in an existing three-story building; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony has offered that the use complies with all the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s) provided: 1) the special use is issued solely to the applicant, Phoenix Recovery Support Services, LLC; 2) the development is consistent with the design and layout of the building plans and elevations dated September 29, 2022; 3) the facility is utilized as transitional residence and provides treatment exclusively for residential psychological and behavioral therapy for justice involved adult women with a diagnosed substance use disorder and adult women with diagnosed substance use disorder; and 4) there are no more than thirty (30) residents at any time.

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 10/23/23.

APPROVED AS TO SUBSTANCE
Brian Sanchez
CHAIRMAN

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

APPLICANT: Division & Pulaski, LLC

Cal. No.329-23-S

APPEARANCE FOR: Mark Kupiec

MINUTES OF MEETING:
September 15, 2023

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1207 N. Pulaski Road

NATURE OF REQUEST: Application for a special use to expand an existing gas station in lot area and construct a new single story, multi-tenant building with gas station convenience store and two additional retail tenant spaces (strip center).

ACTION OF BOARD – APPLICATION APPROVED

RECEIVED

OCT 23 2023

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANN MACDONALD
VAISHALI RAO
SAM TOIA

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
ABSENT		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 15, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on August 31, 2023; 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 gas station in lot area and construct a new single story, multi-tenant building with gas station convenience store and two additional retail tenant spaces (strip center); 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, Division & Pulaski, LLC, and the development is consistent with the design and layout of the Site Plan, Parking Site plan, Truck Turning Radius Plan, dated December 1, 2022, the Floor Plan and West and South Elevations dated October 11, 2022, East and North Elevations, dated June 8, 2022, all prepared by Proyeckt Studio, 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 10/23, 2023.



APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Essential Nail Spa, LLC

Cal. No.330-23-S

APPEARANCE FOR: Thomas Moore

MINUTES OF MEETING:
September 15, 2023

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2214 N. Clark Street

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

ACTION OF BOARD – APPLICATION APPROVED

RECEIVED

OCT 23 2023

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANN MACDONALD
VAISHALI RAO
SAM TOIA

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
ABSENT		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 15, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on August 31, 2023; 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 10/23/23, 2023.

APPROVED AS TO SUBSTANCE

Brian Sanchez
CHAIRMAN

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

APPLICANT: 2921 Southport, LLC

Cal. No.: 331-23-Z

APPEARANCE FOR: Thomas Moore

MINUTES OF MEETING:
September 15, 2023

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2923 N. Southport Avenue

NATURE OF REQUEST: Application for a variation to reduce the minimum lot area from the required 3,000 square feet to 2,923 square feet for a proposed four-story, three dwelling unit building with ground floor office use.

ACTION OF BOARD - VARIATION GRANTED

RECEIVED

THE VOTE

OCT 23 2023

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANN MACDONALD
VAISHALI RAO
SAM TOIA

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 September 15, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on August 31, 2023; 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 2,923 square feet for a proposed four-story, three dwelling unit building with ground floor office use; 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 Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that the foresaid variation request be and it hereby is granted subject to the following condition(s):

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 10/23, 2023.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Hair by Nadezda*, LLC

Cal. No.332-23-S

APPEARANCE FOR: Thomas Moore

MINUTES OF MEETING:
September 15, 2023

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2903 N. Broadway

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

ACTION OF BOARD – APPLICATION APPROVED

RECEIVED

OCT 23 2023

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANN MACDONALD
VAISHALI RAO
SAM TOIA

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
ABSENT		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 15, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on August 31, 2023; 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 10/23, 2023.

*Amended at Hearing



APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Elizabeth Borges

APPEARANCE FOR: Thomas Moore

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1730 W. Julian Street

Cal. No.: 333-23-Z

MINUTES OF MEETING:
September 15, 2023

NATURE OF REQUEST: Application for a variation to reduce the rear setback from the required 30' to 21.63' to allow an as built access bridge to an existing garage roof deck.

ACTION OF BOARD - VARIATION GRANTED

RECEIVED

THE VOTE

OCT 23 2023

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANN MACDONALD
VAISHALI RAO
SAM TOIA

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 September 15, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on August 31, 2023; 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 21.63' to allow an as built access bridge to an existing garage roof deck; 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 Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that the foresaid variation request be and it hereby is granted subject to the following condition(s):

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 10/23, 2023.



APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Hui Zhu

Cal. No.334-23-S

APPEARANCE FOR: John Pikarski

MINUTES OF MEETING:

September 15, 2023

APPEARANCE AGAINST: None

PREMISES AFFECTED: 5127-29 S. Pulaski Road

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

ACTION OF BOARD – APPLICATION APPROVED

RECEIVED

OCT 23 2023

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANN MACDONALD
VAISHALI RAO
SAM TOIA

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
ABSENT		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 15, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on August 31, 2023; 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 10/23, 2023.

APPROVED AS TO SUBSTANCE

CHAIRMAN

ZONING BOARD OF APPEALS
CITY OF CHICAGO

City Hall Room 905
121 North LaSalle Street
Chicago, Illinois 60602
TEL: (312) 744-3888
www.chicago.gov/zba



ZBA

NOV 2 2023

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

**Round N About, Inc. NFP d/b/a
Kahari House**

APPLICANT(S)

335-23-S

CALENDAR NUMBER(S)

1458 W. 74th Street
PREMISES AFFECTED

September 15, 2023
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"/>
	Vaishali Rao, Alternate	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ann MacDonald, Alternate	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Sam Toia	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	(vacant position)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

FINDINGS OF THE ZONING BOARD OF APPEALS

I. SUMMARY

Round N About, Inc. NFP d/b/a Kahari House (the “Applicant”) submitted an application for special use for 1458 W. 74th Street (the “subject property”), in order to operate a transitional residence for developmentally disabled youths. The Zoning Board of Appeals (“ZBA”) held a public hearing on the Applicant’s application. At the public hearing, the ZBA heard testimony from the applicant and surrounding neighbors. At the conclusion of the public hearing, the ZBA approved the application.

II. APPLICATION BACKGROUND

The subject property is located in the West Englewood neighborhood. It is zoned RS-2 and is improved with a five-bedroom, one and a half story residential building with two off-street parking spaces. The Applicant proposed to operate a transitional residence to accommodate a maximum of four male youths in care, ages 14-19 years old, who have very low IQ or disabilities ranging from moderate to severe autism, bipolar disorder, and developmental learning disabilities on the subject property. Pursuant to Section 17-2-0207-B(4) of the Chicago Zoning Ordinance, a community home, group is a special use

in a RS-2 district. The ZBA is authorized to hear and decide special use applications.¹ Therefore, the Applicant submitted a special use application to the ZBA. 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 to establish a community home, group, provided: 1) the special use is issued solely to the applicant, Round N About, Inc dba Kahari House; 2) the development is consistent with the design and layout of the building plans and elevations dated September 14, 2023, prepared by Randolph F. Liebelt; 3) the facility is utilized as transitional residence and provides treatment exclusively for male youths, ages 14 through 19, with special needs; 4) referrals are conducted through the Department of Children and Family Services Agency referral database; 5) there are no more than four residents, at any time; and 6) there are no bedrooms within the basement and that the max of four residents reside within the four bedrooms on the first floor.

III. PUBLIC HEARING

In accordance with the ZBA's Rules of Procedure (eff. August 20, 2021), 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, September 15, 2023. 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 hearing, counsel for those appearing in objection ("Objectors") to the application requested a continuance to have additional time to address their concerns with the applicant. Applicant's counsel noted that they have already held a community meeting to discuss the application the previous month. The Objectors sought additional information regarding the Applicant's president. Given that the Objectors would have the opportunity to question the applicant at the hearing, the Objectors' request for continuance was denied. At the hearing, the Objectors had the opportunity to question the Applicant's president about her background and qualifications.

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.

IV. OVERVIEW OF 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

¹ Pursuant to Section 17-14-302-B of the Chicago Zoning Ordinance.

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.

V. 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 of the Chicago Zoning Ordinance:

A (1). It complies with all applicable standards of the Chicago Zoning Ordinance

The subject property is located in a RS-2 zoning district. Since a(n) community home, group 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.

A (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.

As evidenced by the testimony given by Kimberly Robinson and Kareem Musawwir, 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 it will provide needed services and care to youths with disabilities. These youths need daily and hourly support, and the facility would function like a family household. The Applicant contracts with the Illinois Department of Children and Family Services ("DCFS") to receive youth through the agency's referral database. Objectors stated that the neighborhood faces a multitude of issues and that the proposed use was neither a good fit for a residential area nor would it enhance the neighborhood. The ZBA rejects the assertion that this small-scale community home is incompatible with the residential area.

A (3). It is compatible with the character of the surrounding area in terms of site planning and building scale and project design.

As evidenced by the testimony given by Kareem Musawwir, 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 existing one-story residential building is located on a block with some occupied one and two-story residential buildings on one side of the street and a gated commercial use with an off-street parking facility on the other side.

A (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.*

As evidenced by the testimony given by Kimberly Robinson and Kareem Musawwir, 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 operating characteristics of the community home will be comparable with the function of nearby residential uses. Additionally, there will be two (2) employees with one nurse, if required, on site 24-hours a day. Employee shifts will be from 7:00 a.m. until 3:00 p.m., 3:00 p.m. until 11:00 p.m., and 11:00 p.m. until 7:00 a.m. The assigned case worker will visit the group home once a month and DCFS staff support will routinely visit throughout the year. Peak hours for support staff arriving will be between 9 a.m. to 5 p.m., Monday through Friday. The group home residents will be transported daily to off-site locations, via a transportation service, for educational and therapeutic services.

A (5). *It is designed to promote pedestrian safety and comfort.*

As evidenced by the testimony given by Kareem Musawwir, the proposed use is designed to promote pedestrian safety and comfort because the use of the subject property is designed to look and function similar to the adjacent residential buildings in terms of fencing, landscaping, and lighting to promote pedestrian safety and comfort. The subject property will also include a two-space bicycle rack at the rear of the property.

CONCLUSION AND FINAL DECISION OF THE ZONING BOARD OF APPEALS

1. For all the above reasons, the ZBA finds that the Applicant has proved its case by evidence, testimony and the entire record, including the Applicant's proposed Findings of Fact, covering the specific criteria for a special use pursuant to Section 17-13-0905-A of the Chicago Zoning Ordinance.
2. The ZBA hereby APPROVES the Applicant's application for a special use, and pursuant to the authority granted by Section 17-13-0906 of the Chicago Zoning Ordinance, the Zoning Administrator is authorized to permit said special use SUBJECT TO THE FOLLOWING CONDITIONS: 1) the special use is issued solely to the applicant, Round N About, Inc dba Kahari House; 2) the development is consistent with the design and layout of the building plans and elevations dated September 14, 2023, prepared by Randolph F. Liebelt; 3) the facility is utilized as transitional residence and provides treatment exclusively for male youths, ages 14 through 19, with special needs; 4) referrals are conducted through the Department of Children and Family Services Agency referral database; 5) there are no more than four residents, at any time; and 6) there are no bedrooms within the basement and that the max of four residents reside within the four bedrooms on the first floor.

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 11/2, 2023.


Janine Klich-Jensen



ZBA

FEB 21 2024

**ZONING BOARD OF APPEALS
CITY OF CHICAGO**

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

Taneka Daniels
APPLICANT(S)

336-23-S
CALENDAR NUMBER(S)

5405-11 W. Madison
SUBJECT PROPERTY

November 17, 2023
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"/>
	Sam Toia	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Zurich Esposito	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Angela Brooks	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	select member	<input 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 South Austin neighborhood. It is zoned B3-2 and is improved with one-story commercial structure. The Applicant submitted a special use application, proposing to construct a rooftop outdoor patio to serve a proposed restaurant on the ground floor of the subject property. Pursuant to Section 17-3-0207(AA)4 Chicago Zoning Ordinance, outdoor patio is a special use in a B3-2 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 special use with the following conditions: (1) the special use is issued solely to the applicant, Taneka Daniels; (2) the development is consistent with the design and layout of the Proposed Upper & Lower Level Roof Electrical Lighting Plans, Existing First & Roof Floor Plans, Proposed First & Roof Floor Plans, and Building Elevations, dated November 16, 2023, and the Site Plan (Original (Black) Vs Proposed (Red) Overlay) and Site Plan, dated November 17, 2023, all prepared by BEEHYVE; (3) a final rooftop plan showing solid screening (fencing or similar material), up to 6 ft. in height, all along north south sides of the roof top area and solid non-combustible screening all around the HVAC area is submitted for review and approval by the Department of Planning and Development; (4) a final landscape plan with details on the design of the planters and specifications of the species, number, and spacing of evergreen trees along the east and west side is submitted for review and approval by the Department of Planning and Development; and (5) prior to issuance of any occupancy permits for the roof top patio, all roof top screening, as per conditions 3 and 4, above, have been installed per the final approved plans .

II. PUBLIC HEARING

In accordance with the Rules of Procedure of the Zoning Board of Appeals (“ZBA”), the Applicant had submitted their proposed Findings of Fact. The ZBA held a public hearing on the Applicant’s special use application at its regular meeting held on Friday, November 17, 2023. 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 B3-2 zoning district. Since a(n) outdoor patio 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 and will not have a significant impact on the general welfare of the neighborhood or community because a restaurant with a rooftop patio is an allowable use in this zoning classification and that the size of the business and the amount of customers it will have is not enough to have a significant impact on the area. The ZBA further finds that this special use is in a business district along Madison Street, is located in a business district that is in need of business, and that business owners choose to operate businesses in areas where there is a demand for their type of business.

(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 property is an existing building similar to existing buildings along Madison Street. The rooftop patio will not be visible from grade level because of screening (both solid and landscaping). The ZBA also finds that the design of the bar space is set at the center of the building and also will not be visible with the required screenings.

(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 concerns of increased noise and lighting from the patio will be mitigated by the required screenings. The ZBA finds that Madison Street is a major thoroughfare, and this special use is compatible with the area in terms of traffic generation. The ZBA also finds that the business hours are substantially similar to like uses in the area.

(5). The proposed use is designed to promote pedestrian safety and comfort because the proposed patio is on the roof top as opposed to an outdoor patio on the sidewalk. This prevents any obstruction for pedestrians. The ZBA also finds that the location is served by two (2) bus routes within walking distances of this special use, and that no driveways or curb cuts are required for this project.

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

For all the above reasons, the ZBA finds that the Applicant has proved their 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.

The ZBA hereby APPROVES the Applicant's application for a special use, and pursuant to the authority granted by Section 17-13-0906 of the Chicago Zoning Ordinance, the Zoning Administrator is authorized to permit said special use SUBJECT TO THE FOLLOWING CONDITIONS:


1. The special use is issued solely to the applicant, Taneka Daniels;
2. The development is consistent with the design and layout of the Proposed Upper & Lower Level Roof Electrical Lighting Plans, Existing First & Roof Floor Plans, Proposed First & Roof Floor Plans, and Building Elevations, dated November 16, 2023, and the Site Plan (Original (Black) Vs Proposed (Red) Overlay) and Site Plan, dated November 17, 2023, all prepared by BEEHYVE;
3. A final rooftop plan showing solid screening (fencing or similar material), up to 6 ft. in height, along south sides of the roof top area, evergreen tree screening along the northside of the roof top area, and solid non-combustible screening all around the

HVAC area is submitted for review and approval by the Department of Planning and Development;

- 4. A final landscape plan with details on the design of the planters and specifications of the species, number, and spacing of evergreen trees along the east and west side is submitted for review and approval by the Department of Planning and Development; and
- 5. Prior to issuance of any occupancy permits for the roof top patio, all roof top screening, as per conditions 3 and 4, above, have been installed per the final approved plans except as conditioned by the ZBA.

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 2/21, 2024.


Janine Klich-Jensen

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

APPLICANT: 1 Green Roots, Inc. Cal. No.337-23-S
APPEARANCE FOR: Dean Maragos **MINUTES OF MEETING:**
September 15, 2023
APPEARANCE AGAINST: None
PREMISES AFFECTED: 320 W. 83rd Street

NATURE OF REQUEST: Application for a special use to establish a cannabis infuser in an existing building.

ACTION OF BOARD – APPLICATION APPROVED

RECEIVED

THE VOTE

OCT 23 2023

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANN MACDONALD
VAISHALI RAO
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
ABSENT		

THE RESOLUTION:

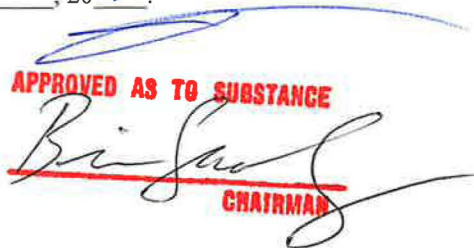
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 15, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on August 31, 2023; and

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

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s) provided: (1) the special use is issued solely to the applicant, 1 Green Roots, Inc.; (2) no retail sales, samples, or physical product displays or stock are allowed at this facility; (3) no cannabis growing or production are allowed at this facility; (4) the development is consistent with the design and layout of the Proposed Site Plan, Existing Plan, Existing Elevations, Proposed Floor Plan, Proposed Roof Plan, Proposed Elevations, Interior Elevations, Equipment Plan, Landscape Plan, ADA Ramp Section Detail, Landscape Details, and Trash Enclosure plan dated August 8, 2023, and the Mechanical Floor Plan, dated March 31, 2023, all prepared by Architectonic Solutions, Inc.; and the Odor Control Plan, dated September 14, 2023, prepared by Cameron Keluche; and (5) details and final design for the odor control system and components, including but not limited to: the size, type, and location of equipment, filters, roof top mechanical units and exterior system exhaust, etc. and details on the design and location of the airlocks, system layout, etc. are reviewed and approved by Chicago Department of Public Health prior to issuance of any permits.

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 10/23, 2023.


APPROVED AS TO SUBSTANCE
CHAIRMAN

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

APPLICANT: Racine Product, Inc.

Cal. No.: 338-23-S

APPEARANCE FOR: Jack George

MINUTES OF MEETING:
January 19, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 8137-47 Racine Avenue

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

ACTION OF BOARD – Continued to February 16, 2024 at 2:00pm.

ZBA

FEB 21 2024

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ANGELA BROOKS
ZURICH ESPOSITO
SAM TOIA

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: Uprise Products Illinois, LLC Cal. No.339-23-S
APPEARANCE FOR: Ashley Brandt **MINUTES OF MEETING:**
APPEARANCE AGAINST: None September 15, 2023
PREMISES AFFECTED: 1365-67 W. 37th Street

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

ACTION OF BOARD – APPLICATION APPROVED

RECEIVED

OCT 23 2023

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANN MACDONALD
VAISHALI RAO
SAM TOIA

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
ABSENT		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 15, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on August 31, 2023; and

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

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s) provided: (1) the special use is issued solely to the applicant, Uprise Products Illinois, LLC; (2) no retail sales, samples, or physical product displays or stock are allowed at this facility; (3) no cannabis growing or production are allowed at this facility; (4) the development is consistent with the Site Plan, Construction Plan, Elevations, Demolition Plan, dated August 11, 2023, all prepared by Eastlake Studios, and the Mechanical Plan and Mechanical Details, dated May 3, 2023, prepared by Blake MEP, and the Odor Mitigation Plan, dated September 14, 2023, prepared by Uprise Products Illinois, LLC; and (5) details and final design for the odor control system and components, including but not limited to: the size, type, and location of equipment, filters, roof top mechanical units and exterior system exhaust, etc. and details on the design and location of the airlocks, system layout, etc. are reviewed and approved by Chicago Department of Public Health prior to issuance of any permits.

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 10/23/23.
 20
 Page 19 of 44

APPROVED AS TO SUBSTANCE

Brian Sanchez
CHAIRMAN

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

APPLICANT: Pegasus Nails, LLC Cal. No.340-23-S
APPEARANCE FOR: Adam Penkhus **MINUTES OF MEETING:**
APPEARANCE AGAINST: None September 15, 2023
PREMISES AFFECTED: 5055 N. Western Avenue

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

ACTION OF BOARD – APPLICATION APPROVED

RECEIVED

OCT 23 2023

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANN MACDONALD
VAISHALI RAO
SAM TOIA

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
ABSENT		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 15, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on August 31, 2023; 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 10/23, 2023.



APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Keepsakes Tattoo Studio, LLC Cal. No.341-23-S

APPEARANCE FOR: Aali S. Fadai **MINUTES OF MEETING:**

APPEARANCE AGAINST: None September 15, 2023

PREMISES AFFECTED: 3142 E. 133rd Street

NATURE OF REQUEST: Application for a special use to establish a body art (tattoo and body piercing) facility.

ACTION OF BOARD – APPLICATION APPROVED

RECEIVED

OCT. 23 2023

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANN MACDONALD
VAISHALI RAO
SAM TOIA

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
ABSENT		

THE RESOLUTION:

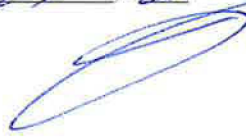
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 15, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on August 31, 2023; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a body art (tattoo and body piercing) facility; 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 10/23, 2023.



APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Ivan Gonzalez Cal. No.342-23-S

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

APPEARANCE AGAINST: None September 15, 2023

PREMISES AFFECTED: 2952 W. Irving Park Road

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

ACTION OF BOARD – APPLICATION APPROVED

RECEIVED

OCT 23 2023

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANN MACDONALD
VAISHALI RAO
SAM TOIA

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
ABSENT		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 15, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on August 31, 2023; 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 / 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 10/23, 2023.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Chipotle Mexican Grill, Inc. Cal. No.343-23-S

APPEARANCE FOR: Tyler Manic **MINUTES OF MEETING:**

September 15, 2023

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2935 W. Peterson Avenue

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

ACTION OF BOARD – APPLICATION APPROVED

RECEIVED

THE VOTE

OCT 23 2023

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANN MACDONALD
VAISHALI RAO
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
RECUSED		
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 September 15, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on August 31, 2023; 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 one lane drive through facility to serve a proposed 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: (1) the special use is issued solely to the applicant, Chipotle Mexican Grill, Inc.; (2) the development is consistent with the design and layout of the Architectural Site Plan and Existing and Proposed Site Planting, dated September 14, 2023, the Architectural Floor Plan, Furniture, Fixture, and Equipment Plan, and Exterior Elevations dated August 25, 2023, all prepared by Wilkus Architects; and (3) the drive through is limited to a pick up window only for orders placed by customers on-line, in advance, and will not feature or utilize an exterior menu/order board nor speakers.

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 10/23, 2023.

APPROVED AS TO SUBSTANCE

Benjamin
CHAIRMAN

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

APPLICANT: McDonald's Corporation Cal. No.344-23-S
APPEARANCE FOR: Elvin Charity **MINUTES OF MEETING:**
APPEARANCE AGAINST: None September 15, 2023
PREMISES AFFECTED: 6336 S. Ashland Avenue

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

ACTION OF BOARD – Continued to November 17, 2023 at 2:00 p.m.

RECEIVED


OCT 23 2023

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANN MACDONALD
VAISHALI RAO
SAM TOIA

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
ABSENT		

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: 1100 Grand Chicago Owner, LLC **Cal. No.:** 345-23-Z
APPEARANCE FOR: Katie Jahnke Dale **MINUTES OF MEETING:** September 15, 2023
APPEARANCE AGAINST: None
PREMISES AFFECTED: 1100 W. Grand Avenue

NATURE OF REQUEST: Application for a variation to allow a curb cut and driveway from a public street for a proposed seven-story, ninety-nine dwelling unit building with twenty-eight parking spaces.

ACTION OF BOARD - VARIATION GRANTED

RECEIVED

OCT 23 2023

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANN MACDONALD
VAISHALI RAO
SAM TOIA

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 September 15, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on August 31, 2023; 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 curb cut and driveway from a public street for a proposed seven-story, ninety-nine dwelling unit building with twenty-eight parking spaces; a special use was approved and four additional variations were granted to the subject property in Cal. Nos. 305-23-S, 346-23-Z, 306-23-Z, 307-23-Z, and 308-23-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 Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that the foresaid variation request be and it hereby is granted subject to the following condition(s): provided the development is consistent with the design and layout of the Cover Sheet, Transit Served Location Information, Ground Level Landscape Plan, Architectural Site Plan, Ground Level Floor Plan, Level 02 Floor Plan, Levels 03-05 Typ. Floor Plan – Type A Units, Levels 03-05 Typ. Floor Plan – Type B Units, Level 06 Floor Plan, Level 07 Floor Plan, Roof Plan, dated September 13, 2023, and Building Elevations, dated September 14, 2023, prepared by bKL Architecture, 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 10/23/23.

APPROVED AS TO SUBSTANCE

Brian Sanchez
CHAIRMAN

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

APPLICANT: 1100 Grand Chicago Owner, LLC **Cal. No.:** 346-23-Z
APPEARANCE FOR: Katie Jahnke Dale **MINUTES OF MEETING:**
 September 15, 2023
APPEARANCE AGAINST: None
PREMISES AFFECTED: 1100 W. Grand Avenue

NATURE OF REQUEST: Application for a variation to permit the building facade to be setback greater than 5' (pedestrian street requirement) for a proposed seven-story, ninety-nine dwelling unit building with twenty-eight parking spaces.

ACTION OF BOARD - VARIATION GRANTED

RECEIVED

THE VOTE

OCT 23 2023

CITY OF CHICAGO
 ZONING BOARD
 OF APPEALS

BRIAN SANCHEZ
 ANN MACDONALD
 VAISHALI RAO
 SAM TOIA

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 September 15, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on August 31, 2023; 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 permit the building facade to be setback greater than 5' (pedestrian street requirement) for a proposed seven-story, ninety-nine dwelling unit building with twenty-eight parking spaces; a special use was approved and four additional variations were granted to the subject property in Cal. Nos. 305-23-S, 345-23-Z, 306-23-Z, 307-23-Z, and 308-23-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 Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that the foresaid variation request be and it hereby is granted subject to the following condition(s): provided the development is consistent with the design and layout of the Cover Sheet, Transit Served Location Information, Ground Level Landscape Plan, Architectural Site Plan, Ground Level Floor Plan, Level 02 Floor Plan, Levels 03-05 Typ. Floor Plan – Type A Units, Levels 03-05 Typ. Floor Plan – Type B Units, Level 06 Floor Plan, Level 07 Floor Plan, Roof Plan, dated September 13, 2023, and Building Elevations, dated September 14, 2023, prepared by bKL Architecture, 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 10/23, 2023.



APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: 1100 Grand Chicago Owner, LLC Cal. No.305-23-S

APPEARANCE FOR: Katie Jahnke Dale **MINUTES OF MEETING:**

September 15, 2023

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1100 W. Grand Avenue

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

ACTION OF BOARD – APPLICATION APPROVED

RECEIVED

THE VOTE

OCT 23 2023

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANN MACDONALD
VAISHALI RAO
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
ABSENT		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 15, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on August 31, 2023; 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 seven-story, ninety-nine dwelling unit building with twenty-eight parking spaces; five variations were also granted to the subject property in Cal. Nos. 345-23-Z, 346-23-Z, 306-23-Z, 307-23-Z, and 308-23-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: provided the development is consistent with the design and layout of the Cover Sheet, Transit Served Location Information, Ground Level Landscape Plan, Architectural Site Plan, Ground Level Floor Plan, Level 02 Floor Plan, Levels 03-05 Typ. Floor Plan – Type A Units, Levels 03-05 Typ. Floor Plan – Type B Units, Level 06 Floor Plan, Level 07 Floor Plan, Roof Plan, dated September 13, 2023, and Building Elevations, dated September 14, 2023, prepared by bKL Architecture, 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 10/23/23, 2023

APPROVED AS TO SUBSTANCE
Janine Klich-Jensen
CHAIRMAN

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

APPLICANT: 1100 Grand Chicago Owner, LLC **Cal. No.:** 306-23-Z
APPEARANCE FOR: Katie Jahnke Dale **MINUTES OF MEETING:**
September 15, 2023
APPEARANCE AGAINST: None
PREMISES AFFECTED: 1100 W. Grand Avenue

NATURE OF REQUEST: Application for a variation to reduce the rear setback on floors with dwelling units from the required 30' to zero for a proposed seven-story, ninety-nine dwelling unit building with twenty-eight parking spaces.

ACTION OF BOARD - VARIATION GRANTED

RECEIVED

OCT 23 2023

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANN MACDONALD
VAISHALI RAO
SAM TOIA

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 September 15, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on August 31, 2023; 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 on floors with dwelling units to zero for a proposed seven-story, ninety-nine dwelling unit building with twenty-eight parking spaces; a special use was approved and four additional variations were granted to the subject property in Cal. Nos. 305-23-S, 346-23-Z, 306-23-Z, 307-23-Z, and 308-23-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 Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that the foresaid variation request be and it hereby is granted subject to the following condition(s): provided the development is consistent with the design and layout of the Cover Sheet, Transit Served Location Information, Ground Level Landscape Plan, Architectural Site Plan, Ground Level Floor Plan, Level 02 Floor Plan, Levels 03-05 Typ. Floor Plan – Type A Units, Levels 03-05 Typ. Floor Plan – Type B Units, Level 06 Floor Plan, Level 07 Floor Plan, Roof Plan, dated September 13, 2023, and Building Elevations, dated September 14, 2023, prepared by bKL Architecture, 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 10/23, 2023.



APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: 1100 Grand Chicago Owner, LLC **Cal. No.:** 307-23-Z

APPEARANCE FOR: Katie Jahnke Dale **MINUTES OF MEETING:** September 15, 2023

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1100 W. Grand Avenue

NATURE OF REQUEST: Application for a variation to reduce the number of off-street parking spaces for a transit served location from ninety-nine to thirty for a proposed seven-story, ninety-nine dwelling unit building with twenty-eight parking spaces located within 2,640' of a CTA station.

ACTION OF BOARD - VARIATION GRANTED

RECEIVED

OCT 23 2023

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANN MACDONALD
VAISHALI RAO
SAM TOIA

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 September 15, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on August 31, 2023; 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 thirty for a proposed seven-story, ninety-nine dwelling unit building with twenty-eight parking spaces located within 2,640' of a CTA station; a special use was approved and four additional variations were granted to the subject property in Cal. Nos. 305-23-S, 345-23-Z, 346-23-Z, 306-23-Z, and 308-23-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 Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that the foresaid variation request be and it hereby is granted subject to the following condition(s): provided the development is consistent with the design and layout of the Cover Sheet, Transit Served Location Information, Ground Level Landscape Plan, Architectural Site Plan, Ground Level Floor Plan, Level 02 Floor Plan, Levels 03-05 Typ. Floor Plan – Type A Units, Levels 03-05 Typ. Floor Plan – Type B Units, Level 06 Floor Plan, Level 07 Floor Plan, Roof Plan, dated September 13, 2023, and Building Elevations, dated September 14, 2023, prepared by bKL Architecture, 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 10/23, 2023.

APPROVED AS TO SUBSTANCE
[Signature]
CHAIRMAN

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

APPLICANT: 1100 Grand Chicago Owner, LLC **Cal. No.:** 308-23-Z
APPEARANCE FOR: Katie Jahnke Dale **MINUTES OF MEETING:**
September 15, 2023
APPEARANCE AGAINST: None
PREMISES AFFECTED: 1100 W. Grand Avenue

NATURE OF REQUEST: Application for a variation to eliminate the one required 10' x 25' loading berth for a proposed seven-story, ninety-nine dwelling unit building with twenty-eight parking spaces.

ACTION OF BOARD - VARIATION GRANTED

RECEIVED

OCT 23 2023

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANN MACDONALD
VAISHALI RAO
SAM TOIA

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
ABSENT		

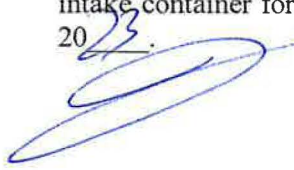
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 15, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on August 31, 2023; and

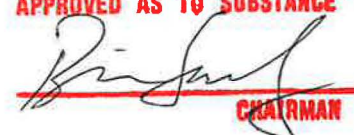
WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to eliminate the one required 10' x 25' loading berth for a proposed seven-story, ninety-nine dwelling unit building with twenty-eight parking spaces; a special use was approved and four additional variations were granted to the subject property in Cal. Nos. 305-23-S, 345-23-Z, 346-23-Z, 306-23-Z, and 307-23-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 Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that the foresaid variation request be and it hereby is granted subject to the following condition(s): provided the development is consistent with the design and layout of the Cover Sheet, Transit Served Location Information, Ground Level Landscape Plan, Architectural Site Plan, Ground Level Floor Plan, Level 02 Floor Plan, Levels 03-05 Typ. Floor Plan – Type A Units, Levels 03-05 Typ. Floor Plan – Type B Units, Level 06 Floor Plan, Level 07 Floor Plan, Roof Plan, dated September 13, 2023, and Building Elevations, dated September 14, 2023, prepared by bKL Architecture, 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 10/23, 2023.



APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: We DriveU America, LLC

Cal. No.: 347-23-Z

APPEARANCE FOR: Richard Toth

MINUTES OF MEETING:
September 15, 2023

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2545 W. Fulton Street

NATURE OF REQUEST: Application for a variation to eliminate parkway tree requirement (approval from BOF provided) for a proposed utilities and services with onsite parking lot.

ACTION OF BOARD - VARIATION GRANTED

RECEIVED

THE VOTE

OCT 23 2023

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANN MACDONALD
VAISHALI RAO
SAM TOIA

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 September 15, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on August 31, 2023; 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 parkway tree requirement (approval from BOF provided) for a proposed utilities and services with onsite parking lot; a special use was approved and an additional variation was granted to the subject property in Cal. Nos. 234-23-S and 235-23-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 Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that the foresaid variation request be and it hereby is granted subject to the following condition(s): the special use is issued solely to the applicant, WeDriveU America, LLC, and the development is consistent with the design and layout of the Landscape Plan, dated September 15, 2023, prepared by Kathryn Talty; the Site Plan, dated September 8, 2023, Floor Plan, dated June 16, Roof Plan, Enlarged Restroom Plans And Elevations, dated June 29, 2023, and the Occupancy and Egress Plans, Exterior Elevations, Building And Wall Sections, Office - Reflected Ceiling, Floor, Schematic Furniture And Finish Plans, Millwork And Glazing Elevations & Details, dated February 22, 2023, all prepared by Ware Malcomb; and the Existing Conditions, Demolition Plan, Geometric Plan, Grading Plan, Utility Plan, Operations and Maintenance Plan, Maintenance of Traffic Plan, Soil Erosion & Sediment Control Plan, dated June 29, 2022, prepared by Spaceco 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 10/23/23

APPROVED AS TO SUBSTANCE

[Signature]
CHAIRMAN

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

APPLICANT: Vaishna Dhaba Inc.

Cal. No.: 348-23-Z

APPEARANCE FOR: David Rosenfeld

MINUTES OF MEETING:
January 19, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2519 W. Devon Avenue

NATURE OF REQUEST: Application for a variation to establish a public place of amusement license to be located with 125' of a residential zoning district.

ACTION OF BOARD – WITHDRAWN

THE VOTE

ZBA

FEB 21 2024

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ANGELA BROOKS
ZURICH ESPOSITO
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Vaishna Dhaba Inc.

Cal. No.: 349-23-Z

APPEARANCE FOR: David Rosenfeld

MINUTES OF MEETING:
January 19, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2519 W. Devon Avenue

NATURE OF REQUEST: Application for a variation to allow the expansion of the existing occupancy of an existing non-conforming medium venue (banquet hall) in an existing two-story.

ACTION OF BOARD – WITHDRAWN

THE VOTE

ZBA

FEB 21 2024

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ANGELA BROOKS
ZURICH ESPOSITO
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Vaishna Dhaba Inc.

Cal. No.: 350-23-Z

APPEARANCE FOR: David Rosenfeld

MINUTES OF MEETING:
January 19, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2519 W. Devon Avenue

NATURE OF REQUEST: Application for a variation to reduce the required of off-street parking space for a transit served location from fifteen parking spaces to zero for the expansion of the existing occupancy of an existing non-conforming banquet hall that is within 1,320' of a CTA bus line corridor along Devon Avenue.

ACTION OF BOARD – WITHDRAWN

THE VOTE

ZBA

FEB 21 2024

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ANGELA BROOKS
ZURICH ESPOSITO
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Sun Xuen Soy Products, LLC

Cal. No.: 212-23-Z

APPEARANCE FOR: Agnes Plecka

MINUTES OF MEETING:
September 15, 2023

APPEARANCE AGAINST: None

PREMISES AFFECTED: 613 W. 47th Street

NATURE OF REQUEST: Application for a variation to reduce the rear setback from the required 30' to 6' for a proposed two-story addition to the east side of an existing one-story tofu processing facility.

ACTION OF BOARD – WITHDRAWN

RECEIVED


OCT 23 2023

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANN MACDONALD
VAISHALI RAO
SAM TOIA

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: Wattage Inc.

Cal. No.: 216-23-S

APPEARANCE FOR: Agnes Plecka

MINUTES OF MEETING:
September 15, 2023

APPEARANCE AGAINST: None

PREMISES AFFECTED: 613 W. 47th Street

NATURE OF REQUEST: Application for a special use to establish a sports and recreation participant (physical fitness center facility) within an existing two-story commercial building.

ACTION OF BOARD – WITHDRAWN

THE VOTE

RECEIVED

OCT 23 2023

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANN MACDONALD
VAISHALI RAO
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE
Brian Sanchez
CHAIRMAN

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

APPLICANT: WeDriveU America, LLC, Inc.* Cal. No.234-23-S

APPEARANCE FOR: Richard Toth **MINUTES OF MEETING:** September 15, 2023

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2545 W. Fulton Street

NATURE OF REQUEST: Application for a special use to establish utilities and services, major in a proposed one-story building to establish a transit maintenance facility with outdoor transit storage.

ACTION OF BOARD – APPLICATION APPROVED

RECEIVED

OCT 23 2023

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANN MACDONALD
VAISHALI RAO
SAM TOIA

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 September 15, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on July 6, 2023; 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 utilities and services, major in a proposed one-story building to establish a transit maintenance facility with outdoor transit storage; two additional variations were granted to the subject property in Cal. Nos. 347-23-Z and 235-23-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, WeDriveU America, LLC, and the development is consistent with the design and layout of the Landscape Plan, dated September 15, 2023, prepared by Kathryn Talty; the Site Plan, dated September 8, 2023, Floor Plan, dated June 16, Roof Plan, Enlarged Restroom Plans And Elevations, dated June 29, 2023, and the Occupancy and Egress Plans, Exterior Elevations, Building And Wall Sections, Office - Reflected Ceiling, Floor, Schematic Furniture And Finish Plans, Millwork And Glazing Elevations & Details, dated February 22, 2023, all prepared by Ware Malcomb; and the Existing Conditions, Demolition Plan, Geometric Plan, Grading Plan, Utility Plan, Operations and Maintenance Plan, Maintenance of Traffic Plan, Soil Erosion & Sediment Control Plan, dated June 29, 2022, prepared by Spaceco 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 10/23, 2023.
*Amended at Hearing

APPROVED AS TO SUBSTANCE

Brian Sanchez
CHAIRMAN

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

APPLICANT: We DriveU America, LLC*

Cal. No.: 235-23-Z

APPEARANCE FOR: Richard Toth

MINUTES OF MEETING:
September 15, 2023

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2545 W. Fulton Street

NATURE OF REQUEST: Application for a variation to eliminate interior landscape islands with trees every fifteen parking stalls (required landscape to be installed at the permitter of the proposed bus parking lot only) and to eliminate the hose bibs requirement every 100' throughout permitter landscape area for a proposed one-story building to establish a transit maintenance facility with outdoor transit storage and on-site parking lot.

ACTION OF BOARD - VARIATION GRANTED

RECEIVED

THE VOTE

OCT 23 2023

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANN MACDONALD
VAISHALI RAO
SAM TOIA

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 September 15, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on July 6, 2023; 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 interior landscape islands with trees every fifteen parking stalls (required landscape to be installed at the permitter of the proposed bus parking lot only) and to eliminate the hose bibs requirement every 100' throughout permitter landscape area for a proposed one-story building to establish a transit maintenance facility with outdoor transit storage and on-site parking lot; a special use was approved and an additional variation was granted to the subject property in Cal. Nos. 347-23-Z and 234-23-S; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that the foresaid variation request be and it hereby is granted subject to the following condition(s): the special use is issued solely to the applicant, WeDriveU America, LLC, and the development is consistent with the design and layout of the Landscape Plan, dated September 15, 2023, prepared by Kathryn Talty; the Site Plan, dated September 8, 2023, Floor Plan, dated June 16, Roof Plan, Enlarged Restroom Plans And Elevations, dated June 29, 2023, and the Occupancy and Egress Plans, Exterior Elevations, Building And Wall Sections, Office - Reflected Ceiling, Floor, Schematic Furniture And Finish Plans, Millwork And Glazing Elevations & Details, dated February 22, 2023, all prepared by Ware Malcomb; and the Existing Conditions, Demolition Plan, Geometric Plan, Grading Plan, Utility Plan, Operations and Maintenance Plan, Maintenance of Traffic Plan, Soil Erosion & Sediment Control Plan, dated June 29, 2022, prepared by Spaceco 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 10/23/23.

*Amended at Hearing

APPROVED AS TO SUBSTANCE

Brian Sanchez
CHAIRMAN

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

APPLICANT: Roundlake Auto Credit, LLC

Cal. No.: 237-23-Z

APPEARANCE FOR: Same as Applicant

MINUTES OF MEETING:
September 15, 2023

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1301 W. 112th Street

NATURE OF REQUEST: Application for a variation to reduce the west side setback from the required 4' to 1.49' (east to be 5.69'), combined side yard setback from 9.72' to 7.18', rear setback from 39.84' to 2.22' for a proposed detached two car garage and removal and replacement of an existing nonconforming rear wall of the existing building at an existing two-story, single-family residence.

ACTION OF BOARD - VARIATION GRANTED

RECEIVED

OCT 23 2023

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANN MACDONALD
VAISHALI RAO
SAM TOIA

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 September 15, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on August 31, 2023; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: the applicant shall be permitted variation to reduce the west side setback to 1.49' (east to be 5.69'), combined side yard setback to 7.18', rear setback to 2.22' for a proposed detached two car garage and removal and replacement of an existing nonconforming rear wall of the existing building at an existing two-story, single-family residence; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that the foresaid variation request be and it hereby is granted subject to the following condition(s):

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 10/23, 2023.



APPROVED AS TO SUBSTANCE

Brian Sanchez
CHAIRMAN

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

APPLICANT: 2434 S. Albany, LLC

Cal. No.: 238-23-Z

APPEARANCE FOR: Rolando Acosta

MINUTES OF MEETING:
September 15, 2023

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2434 S. Albany Avenue

NATURE OF REQUEST: Application for a variation to reduce the rear setback from the required 37.5' to 0.92', south side setback from 2' to zero (north to be 0.83') for the proposed re-construction of the existing north, west and south exterior walls of an existing religious assembly to be converted to a four dwelling unit building.

ACTION OF BOARD - WITHDRAWN

RECEIVED

OCT 23 2023

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANN MACDONALD
VAISHALI RAO
SAM TOIA

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE

Brian Sanchez
CHAIRMAN

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

APPLICANT: 6004 WEST N LLC Cal. No.248-23-S

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

APPEARANCE AGAINST: None September 15, 2023

PREMISES AFFECTED: 6004 W. North Avenue

NATURE OF REQUEST: Application for a special use to establish an outdoor roof top patio to serve an existing one story, limited restaurant.

ACTION OF BOARD – APPLICATION APPROVED

RECEIVED

OCT 23 2023

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANN MACDONALD
VAISHALI RAO
SAM TOIA

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 September 15, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on August 31, 2023; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish an outdoor roof top patio to serve an existing one story, limited 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, 6004 WEST N LLC, and the development is consistent with the design and layout of Site Plan, Floor Plan, Roof Plan with Lighting, Exterior Elevations, and Trash Enclosure Plan and Details, dated September 12, 2023, and the Exterior Patio and West Building Elevation, dated February 2, 2022, all prepared by Future Firm.

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 10/23/23

APPROVED AS TO SUBSTANCE
Brian Sanchez
CHAIRMAN

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

APPLICANT: Raina2501 MLK., LLC Cal. No.249-23-S

APPEARANCE FOR: Nicholas Ftikas

MINUTES OF MEETING:
September 15, 2023

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2501 S. Sr. Martin Luther King Jr. Drive

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

ACTION OF BOARD – APPLICATION APPROVED

RECEIVED

OCT 23 2023

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANN MACDONALD
VAISHALI RAO
SAM TOIA

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 September 15, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on August 31, 2023; 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 proposed one-story, 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, Raina 2501 MLK, LLC, and the development is consistent with the design and layout of the building plans and elevations, dated September 15, 2023, prepared by Nick Scarlatis and Associates, LTD.

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 10/23/23, 2023.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Salvador Jacobo

Cal. No.: 254-23-Z

APPEARANCE FOR: John Pikarski

MINUTES OF MEETING:
September 15, 2023

APPEARANCE AGAINST: None

PREMISES AFFECTED: 6137 W. 63rd Street

NATURE OF REQUEST: Application for a variation to reduce the rear yard open space from the required 400 square feet to zero for a proposed two-car garage at the rear of the property with alley access.

ACTION OF BOARD - VARIATION GRANTED

RECEIVED

THE VOTE

OCT 23 2023

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANN MACDONALD
VAISHALI RAO
SAM TOIA

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 September 15, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on August 31, 2023; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the rear yard open space to zero for a proposed two-car garage at the rear of the property with alley access; 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 Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that the foresaid variation request be and it hereby is granted subject to the following condition(s):

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 10/23, 2023.

APPROVED AS TO SUBSTANCE

CHAIRMAN