

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

APPLICANT: Marcia Ward CAL. NO.: 46-22-Z
APPEARANCE FOR: Same as Applicant MINUTES OF MEETING: March 18, 2022
APPEARANCE AGAINST: None
PREMISES AFFECTED: 1323 E. Hyde Park Boulevard

NATURE OF REQUEST: Application for a variation to reduce the east side setback from the required 2' to zero (west to be zero), combined side yard setback from 4.8' to zero for a proposed one-story rear addition at the existing two-story, single-family residence.

ACTION OF BOARD - VARIATION GRANTED

THE VOTE

ZBA

APR 25 2022

CITY OF CHICAGO ZONING BOARD OF APPEALS

TIMOTHY R. KNUDSEN
ZURICH ESPOSITO
BRIAN SANCHEZ
JOLENE SAUL
SAM TOIA

Table with 3 columns: AFFIRMATIVE, NEGATIVE, ABSENT. Rows show 'X' marks for affirmative votes.

WHEREAS, a remote public hearing was held, in accordance with Section 7(e) of the Open Meetings Act, 5 ILCS 120/1 et seq., on this application by the Zoning Board of Appeals at its regular meeting held on March 18, 2022 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on March 3, 2022; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the east side setback to zero (west to be zero), combined side yard setback to zero for a proposed one-story rear addition at the 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 4/25/22.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

**APPLICANT:** Kaya’s Enhancements Cal. No.80-22-S  
**APPEARANCE FOR:** Same as Applicant **MINUTES OF MEETING:**  
**APPEARANCE AGAINST:** None March 18, 2022  
**PREMISES AFFECTED:** 7838 S. Western Avenue

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

**ACTION OF BOARD – APPLICATION APPROVED**

**ZBA**

**THE VOTE**

APR 25 2022

CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

TIMOTHY R. KNUDSEN  
ZURICH ESPOSITO  
BRIAN SANCHEZ  
JOLENE SAUL  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, a remote public hearing was held, in accordance with Section 7(e) of the Open Meetings Act, 5 ILCS 120/1 et seq., on this application by the Zoning Board of Appeals at its regular meeting held on March 18, 2022 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on March 3, 2022; 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 was 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 4/25, 2022

**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



ZBA

JUL 18 2022

CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

**New Leaf Acquisitions, LLC**  
APPLICANT

**81-22-Z**  
CALENDAR NUMBER

**1810-20 N. Wells Avenue**  
PREMISES AFFECTED

**April 22, 2022**  
HEARING DATE

**ACTION OF BOARD**

**THE VOTE**

The application for the variation is approved.

Timothy Knudsen,  
Chairman  
Zurich Esposito  
Brian Sanchez  
Jolene Saul  
Sam Toia

AFFIRMATIVE    NEGATIVE    ABSENT

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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**FINDINGS OF THE ZONING BOARD OF APPEALS  
IN THE MATTER OF THE VARIATION APPLICATION FOR 1810-20 N.  
WELLS AVENUE BY NEW LEAF ACQUISITIONS, LLC.**

**I. BACKGROUND**

New Leaf Acquisitions, LLC (the “Applicant”) submitted a variation application for 1810-20 N. Wells Avenue (the “subject property”). The subject property is located in the Old Town Triangle Historic District (the “District”)<sup>1</sup> and is currently zoned B2-2<sup>2</sup>. It is improved with three separate buildings and a coach house. Two of the buildings are orange-rated<sup>3</sup> buildings. These buildings are 1816-1818 N. Wells Avenue and 1820 N. Wells Avenue. The coach house is directly behind the building at 1816-1818 N. Wells Avenue. The third building at 1810 N. Wells is a non-contributing to the District. The Applicant proposed to rehabilitate and develop the three buildings and the coach house into single development of eighteen dwelling units and sixteen<sup>4</sup> parking spaces (the “proposed development”). Because the subject property is located in the District, the

<sup>1</sup> The District was established pursuant to ordinance adopted by the City Council of the City of Chicago (“City Council”) on September 28, 1977, and published in the Journal of Proceedings of the City Council for such date at pages 6058 through 6059.

<sup>2</sup> The ZONING BOARD OF APPEALS’ agenda mistakenly stated that the subject property is currently zoned B1-1.5. The ZONING BOARD OF APPEALS apologizes for this error.

<sup>3</sup> Pursuant to the Chicago Historic Resources Survey.

<sup>4</sup> At the time of application to the ZONING BOARD OF APPEALS, the Applicant’s plans referenced eighteen parking spaces. However, at the time of the hearing, the Applicant had revised its plans to show only sixteen parking spaces. Such change in parking spaces did not modify the zoning relief sought.

proposed development was reviewed by the Commission on Chicago Landmarks' Permit Review Committee ("PRC"). The PRC approved the proposed development with certain conditions. One of these conditions is that the proposed upper-story addition to the building at 1810 N. Wells must be additionally set back from the N. Wells street frontage. To permit the proposed development, the Applicant sought a variation to reduce: (a) the front setback from 8.1' to 7.26'<sup>5</sup>; and (b) the rear setback from 30' to 19.5'.

## II. PUBLIC HEARING

### A. The Hearing

The ZONING BOARD OF APPEALS held a remote public hearing<sup>6</sup> on the Applicant's variation applications at its regular meeting held on April 22, 2022, after due notice thereof as 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* and as continued without further notice pursuant to Section 17-13-0108-A of the Chicago Zoning Ordinance.<sup>7</sup> In accordance with the ZONING BOARD OF APPEALS' Rules of Procedure (eff. August 20, 2021), the Applicant submitted its proposed Findings of Fact. The Applicant's managing member Mr. Howard Weiner and its attorney Ms. Katriina McGuire were present. The Applicant's project architect Mr. Adam Lavey was present. Present and in opposition to the application were Mr. Chris Lamorte, Ms. Susan Boggie, Ms. Cathy Roesch, Mr. Rachit Dhignra and Ms. Diane Gonzalez (collectively, the "Objectors"). 43rd ward alderman Ms. Michele Smith (the "Alderman") was present and in support of the application. The statements and testimony given during the public hearing were given in accordance with the ZONING BOARD OF APPEALS' Rules of Procedure and its Emergency Rules (eff. November 1, 2021).<sup>8</sup>

The Applicant's attorney Ms. Katriina McGuire offered a brief overview of the application.

The Applicant's project architect Mr. Adam Lavey offered testimony in support of the application.

The Applicant's managing member Mr. Howard Weiner offered testimony in support of the application.

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<sup>5</sup> The front setback reduction is a result of Section 17-15-403-A of the Chicago Zoning Ordinance. In other words, because the Applicant is requesting a reduction to the rear setback, the front setback of the existing buildings is no longer nonconforming and must come into compliance with the Chicago Zoning Ordinance.

<sup>6</sup> In accordance with Section 7(e) of the Open Meetings Act, 5 ILCS 120/1 *et seq.*

<sup>7</sup> Despite those in opposition to the application making reference to the application being heard at the ZONING BOARD OF APPEALS' March 2022 meeting, the only issue before the ZONING BOARD OF APPEALS at the March 2022 meeting was whether or not the ZONING BOARD OF APPEALS would grant a continuance on the application. The ZONING BOARD OF APPEALS did not hear – and in fact the Chairman of the ZONING BOARD OF APPEALS ("Chairman") expressly forbid – discussion that went to the merits of the application.

<sup>8</sup> Such Emergency Rules were issued by the Chairman in accordance with his emergency rule-making powers set forth in the Rules of Procedure.



Mr. Chris Lamorte, of 217 W. Menomonee, offered testimony in opposition to the application. Mr. Lamorte also owns property at 200 W. Menomonee.

In response to questions by Mr. Lamorte, Mr. Weiner offered further testimony.

Ms. Susan Boggie, of 200 W. Menomonee, Apt. 2, offered testimony in opposition to the application.

In response to Ms. Boggie's testimony, the Chairman of the ZONING BOARD OF APPEALS (the "Chairman") clarified that the ZONING BOARD OF APPEALS had never promised the Objectors a traffic study. Instead, the Chairman stated that the ZONING BOARD OF APPEALS had granted a continuance on the application based on the Applicant, the Objectors and the Alderman's representative stating they were waiting on the City's Department of Transportation ("CDOT") to perform a traffic study.

Ms. Cathy Roesch, of 1817 N. Lincoln Park West, offered testimony in opposition to the application.

Mr. Rachit Dhignra, of 1808 N. Wells, offered testimony in opposition to the application.

In response to questions by Mr. Dhignra, Mr. Weiner offered further testimony.

In response to Mr. Weiner's further testimony, Mr. Dhignra offered further testimony.

Ms. Diane Gonzalez, of 218 W. Menomonee, offered testimony in opposition to the application.

Mr. Dhignra offered further testimony in opposition to the application.

In response to the Objectors' testimony, Mr. Lavey offered further testimony.

In response to the Objectors' testimony, Ms. McGuire then made a statement.

In response to the Objectors' testimony, Mr. Lavey then offered further testimony.

The Alderman then offered testimony in support of the application, the history of the subject property and the history of the proposed development.

#### B. Criteria for a Variation

Pursuant to Section 17-13-1107-A of the Chicago Zoning Ordinance, no variation application may be approved unless the ZONING BOARD OF APPEALS finds, based upon the evidence presented to it in each specific case, that: (1) strict compliance with the standards of the Chicago Zoning Ordinance would create practical difficulties or

particular hardships; and (2) the requested variation is consistent with the stated purpose and intent of the Chicago Zoning Ordinance.

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

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

### III. FINDINGS OF FACT.

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

1. *Strict compliance with the regulations and standards of the Chicago Zoning Ordinance would create practical difficulties or particular hardships for the subject property.*

As can be seen from the plat of survey and the renderings, the existing buildings are already built in the front setback. As such, unless the existing buildings are demolished, strict compliance with the front setback requirements of the Chicago Zoning Ordinance creates practical difficulties or particular hardships for the



subject property. Further, with respect to the request to reduce the rear setback, the irregular shape of the subject property combined with the PRC's additional front setback requirements for the addition to the building at 1810 N. Wells creates practical difficulties or particular hardships for the subject property.

2. *The requested variation is consistent with the stated purpose and intent of the Chicago Zoning Ordinance.*

The requested variation will allow for the proposed development to be constructed on the subject property. Such proposed development is a low-density, mixed-use development that preserves and rehabilitates two orange-rated buildings in a respectful, contextual manner that both complements the District and preserves light and air to adjacent properties. As such, the requested variation is consistent with the stated purpose and intent of the Chicago Zoning Ordinance, specifically by: (1) promoting the public health, safety and general welfare pursuant to Section 17-1-0501 of the Chicago Zoning Ordinance; (2) preserving the overall quality of life for residents and visitors pursuant to Section 17-1-0502 of the Chicago Zoning Ordinance; (3) protecting the character of established residential neighborhoods pursuant to Section 17-1-0503 of the Chicago Zoning Ordinance; (4) maintaining economically vibrant as well as attractive business and commercial areas pursuant to Section 17-1-0504 of the Chicago Zoning Ordinance; (5) maintaining orderly and compatible land use and development patterns pursuant to Section 17-1-0508 of the Chicago Zoning Ordinance; (6) ensuring adequate light, air, privacy and access to property pursuant to Section 17-1-0509 of the Chicago Zoning Ordinance; (7) promoting rehabilitation and reuse of older buildings pursuant to Section 17-1-0511 of the Chicago Zoning Ordinance; and (8) maintaining a range of housing choices and options pursuant to Section 17-1-0512 of the Chicago Zoning Ordinance.

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

1. *The property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of the Chicago Zoning Ordinance.*

The Applicant purchased the subject property with the intent to rehabilitate the three buildings and the coach house to create one mixed-use development. As very credibly testified by Mr. Weiner, without the requested variation, the Applicant's proposed development is not financially viable. As the Applicant needs the variation to make the proposed development financially viable and as



the Applicant purchased the subject property with the sole intent to rehabilitate the three buildings and the coach house to create one mixed-use development, the ZONING BOARD OF APPEALS finds that without the variation, the subject property cannot yield a reasonable return.

- 2. The practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property.*

The ZONING BOARD OF APPEALS finds that the practical difficulties or particular hardships facing the subject property, that is: the existing buildings, the irregular lot shape and the additional front setback requirements for the addition to the 1810 N. Wells building imposed by the PRC are unique circumstances and are not generally applicable to other mixed-use property.

- 3. The variation, if granted, will not alter the essential character of the neighborhood.*

As can be seen from comparing the photographs of the neighborhood with the plans and renderings of the proposed development, the variation, if granted, will not alter the essential character of the neighborhood. On the contrary, the ZONING BOARD OF APPEALS finds that as the variation requested will allow the subject property to be improved in a manner consistent with other properties in the neighborhood while at the same time preserving light and air to adjacent properties. The ZONING BOARD OF APPEALS finds Mr. Lavey and Mr. Weiner to be very credible witnesses. In contrast, the ZONING BOARD OF APPEALS does not find any of the Objectors to be particularly credible with respect to their analysis of the proposed development.

After careful consideration of the evidence, testimony and the entire record, including the Applicant's proposed Findings of Fact, the ZONING BOARD OF APPEALS hereby makes the following findings with reference to the Applicant's application for variation pursuant to Section 17-13-1107-C of the Chicago Zoning Ordinance:

- 1. The particular physical surroundings, shape or topographical condition of the specific property involved would result in a particular hardship upon the property owner as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out.*

The particular physical surroundings, that is the subject property's location in the District (and thus the additional conditions imposed by the PRC with respect to the addition to the 1810 N. Wells building), the irregular shape of the subject property and the subject property's topographical condition, that is, the existing buildings on the subject property, would result in particular hardship upon the Applicant. If the strict letter of the Chicago Zoning Ordinance were carried out, the Applicant could not rehabilitate the existing buildings and the coach house.

This is because, as very credibly testified by Mr. Lavey and Mr. Weiner, without the reduction to the rear setback, the Applicant has nowhere else to place the 106 square feet per floor that it needs on the second, third and fourth floor additions to the building at 1810 N. Wells Street to make the proposed development economically viable. Due to the request to reduce the rear setback, the front setbacks of the existing buildings are no longer legally nonconforming. Instead, a reduction to the front setback of the subject property is also necessary or else the existing buildings would need to be partially demolished to conform with current front setback requirements. As such, strict compliance with the Chicago Zoning Ordinance is much more than mere inconvenience.

2. *The conditions upon which the petition for the variation is based would not be applicable, generally, to other property within the same zoning classification.*

The ZONING BOARD OF APPEALS finds that the subject property's location in the District (and thus the additional conditions imposed by the PRC with respect to the addition to the 1810 N. Wells building), the irregular lot shape and the existing buildings on the subject property would not be applicable, generally, to other property within the B2-2 zoning classification.

3. *The purpose of the variation is not based exclusively upon a desire to make more money out of the property.*

As Mr. Weiner very credibly testified, the variation is needed so that the proposed development is financially viable. Since cost for historic preservation is far higher than the cost of new construction, the variation is necessary so that the Applicant can rehabilitate the existing buildings, including the two-orange rated buildings. Thus, the variation is not based exclusively upon a desire to make more money out of the subject property but is instead based on a desire to rehabilitate the existing buildings, including the two orange-rated buildings. Indeed, the Applicant will be preserving the facades of all three existing buildings, taking down the fire escape and making other improvements to the subject property.

4. *The alleged practical difficulty or particular hardship has not been created by any person presently having an interest in the property.*

The Applicant did not create the District (or the conditions imposed by the PRC), the irregular shape of the subject property or the existing buildings on the subject property.

5. *The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.*

The variation will allow the Applicant to construct the proposed addition to the building at 1810 N. Wells. As can be seen from comparing the plans and renderings with photographs of the neighborhood, the variation will not be detrimental to the public welfare or injurious to other property or improvements in the area. On the contrary, the ZONING BOARD OF APPEALS finds that the proposed addition to the building at 1810 N. Wells has been carefully and thoughtfully designed to ensure that it comports with both the neighborhood and the District. As such, granting the variation will be beneficial to the other property and improvements in the neighborhood. Again, the ZONING BOARD OF APPEALS does not find any of the Objectors to be credible with respect to their analysis of the proposed development.

6. *The variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.*

The variation will allow the Applicant to construct the proposed addition to the building at 1810 N. Wells. As can be seen from comparing the plans and renderings with the photographs of the neighborhood, the proposed addition will not impair an adequate supply of light and air to adjacent properties. In fact, and as very credibly testified by Mr. Weiner, the Applicant will be observing the full 5' side setback between the subject property and has aligned the height of the proposed addition with the height of the building to the north. As the Applicant is not requesting any reduction to its required onsite parking count, the variation will not increase the congestion in the public streets. As the Applicant will not begin construction unless and until a valid building permit is issued, the variation will not increase the danger of fire. The variation will not endanger public safety. The ZONING BOARD OF APPEALS finds adding sixteen (or even eighteen) more cars using the alley will have negligible impact. Further, the ZONING BOARD OF APPEALS finds that adding the proposed addition to the building at 1810 N. Wells will have no impact on the alley. The building at 1810 N. Wells already extends to the rear lot line, and – as can be seen from the plans and renderings – the proposed addition will be (except for a small portion that needs the requested variation) be set back the full 30' from the rear lot line. Even the proposed addition will still be set back 19.6' from the rear lot line. The proposed addition to the 1810 N. Wells building will also not substantially diminish or impair property values in the neighborhood. Instead, as it will allow the Applicant to rehabilitate the existing improvements on the subject property – including the



façades of the orange-rated buildings – it will likely improve property values in the neighborhood.

#### IV. CONCLUSION

For all of these reasons, the ZONING BOARD OF APPEALS finds that the Applicant has proved its case by evidence, testimony and the entire record, including the Applicant's proposed Findings of Fact, covering the specific criteria for a variation pursuant to Sections 17-13-1107-A, B and C of the Chicago Zoning Ordinance.

The ZONING BOARD OF APPEALS hereby approves the Applicant's application for a variation, and the Zoning Administrator is authorized to permit said variation.

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:   
Timothy Knudsen, 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 7/18, 2022.

  
Janine Klich-Jensen

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

**APPLICANT:** Lotus Property Group, LLC

**CAL. NO.:** 82-22-Z

**APPEARANCE FOR:** Sabrina Herrell

**MINUTES OF MEETING:**  
March 18, 2022

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 2655 W. Monroe Street

**NATURE OF REQUEST:** Application for a variation to reduce the required off-street parking spaces from the required four to three spaces for a proposed three-story, four dwelling unit building.

**ACTION OF BOARD - VARIATION GRANTED**

**ZBA**

**APR 25 2022**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

TIMOTHY R. KNUDSEN

ZURICH ESPOSITO

BRIAN SANCHEZ

JOLENE SAUL

SAM TOIA

**THE VOTE**

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

WHEREAS, a remote public hearing was held, in accordance with Section 7(e) of the Open Meetings Act, 5 ILCS 120/1 et seq., on this application by the Zoning Board of Appeals at its regular meeting held on March 18, 2022 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on March 3, 2022; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the required off-street parking spaces to three spaces for a proposed three-story, four dwelling unit building; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential 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 4/25, 2022

**APPROVED AS TO SUBSTANCE**

**CHAIRMAN**

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

**APPLICANT:** Alison Rae Shadid dba cute Hair Salon (Ali Rulz) Cal. No.83-22-S

**APPEARANCE FOR:** Sara Barnes

**MINUTES OF MEETING:**  
March 18, 2022

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 2952 W. Belmont Avenue

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

**ACTION OF BOARD – APPLICATION APPROVED**

**ZBA**

**THE VOTE**

APR 25 2022

CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

TIMOTHY R. KNUDSEN  
ZURICH ESPOSITO  
BRIAN SANCHEZ  
JOLENE SAUL  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, a remote public hearing was held, in accordance with Section 7(e) of the Open Meetings Act, 5 ILCS 120/1 et seq., on this application by the Zoning Board of Appeals at its regular meeting held on March 18, 2022 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on March 3, 2022; 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 was 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):

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 4/25, 2022

**APPROVED AS TO SUBSTANCE**

**CHAIRMAN**



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

**APPLICANT:** Pilsen Rentals, LLC Series III

**CAL. NO.:** 84-22-Z

**APPEARANCE FOR:** Tyler Manic

**MINUTES OF MEETING:**  
March 18, 2022

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 2228 S. Sawyer Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the rear yard open space from the required 203.13 square feet to zero for a proposed fourth story addition to the existing four-story, five dwelling unit building to be converted to a six-dwelling unit building with three unenclosed parking spaces.

**ACTION OF BOARD - VARIATION GRANTED**

**THE VOTE**

**ZBA**

**APR 25 2022**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

TIMOTHY R. KNUDSEN  
ZURICH ESPOSITO  
BRIAN SANCHEZ  
JOLENE SAUL  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

WHEREAS, a remote public hearing was held, in accordance with Section 7(e) of the Open Meetings Act, 5 ILCS 120/1 et seq., on this application by the Zoning Board of Appeals at its regular meeting held on March 18, 2022 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on March 3, 2022; 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 fourth story addition to the existing four-story, five dwelling unit building to be converted to a six-dwelling unit building with three unenclosed parking spaces; two additional variations were granted at the subject property in Cal. Nos. 85-22-Z and 86-22-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):

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 4/25, 2022

**APPROVED AS TO SUBSTANCE**

**CHAIRMAN**

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

**APPLICANT:** Pilsen Rentals, LLC Series III **CAL. NO.:** 85-22-Z  
**APPEARANCE FOR:** Tyler Manic **MINUTES OF MEETING:**  
March 18, 2022  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 2228 S. Sawyer Avenue

**NATURE OF REQUEST:** Application for a variation to make a zoning certification of the increased density, not to exceed more than one unit above the original construction upon review of the documented evidence supporting such increase in density in order to allow the as built sixth unit within an existing four-story, five dwelling unit building which is also proposing to permit the as built south side dormer addition and three story, five dwelling unit building which and three new unenclosed parking spaces.

**ACTION OF BOARD - VARIATION GRANTED**

**ZBA**

**APR 25 2022**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

**THE VOTE**

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

TIMOTHY R. KNUDSEN  
 ZURICH ESPOSITO  
 BRIAN SANCHEZ  
 JOLENE SAUL  
 SAM TOIA

WHEREAS, a remote public hearing was held, in accordance with Section 7(e) of the Open Meetings Act, 5 ILCS 120/1 et seq., on this application by the Zoning Board of Appeals at its regular meeting held on March 18, 2022 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on March 3, 2022; 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 make a zoning certification of the increased density, not to exceed more than one unit above the original construction upon review of the documented evidence supporting such increase in density in order to allow the as built sixth unit within an existing four-story, five dwelling unit building which is also proposing to permit the as built south side dormer addition and three story, five dwelling unit building which and three new unenclosed parking spaces; two additional variations were granted at the subject property in Cal. Nos. 84-22-Z and 86-22-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):

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 4/25, 2022

**APPROVED AS TO SUBSTANCE**

  
**CHAIRMAN**



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

**APPLICANT:** Pilsen Rentals, LLC Series III **CAL. NO.:** 86-22-Z  
**APPEARANCE FOR:** Tyler Manic **MINUTES OF MEETING:**  
March 18, 2022  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 2228 S. Sawyer Avenue

**NATURE OF REQUEST:** Application for a variation to increase the existing non-conforming floor area in existence for at least fifty years of 6,484.28 square feet to 6,669.46 to allow the construction of a new fourth-story addition of an existing four-story, five dwelling unit building to be converted to a six-dwelling unit building with three unenclosed parking spaces.

**ACTION OF BOARD - VARIATION GRANTED**

**ZBA**

**APR 25 2022**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

TIMOTHY R. KNUDSEN  
ZURICH ESPOSITO  
BRIAN SANCHEZ  
JOLENE SAUL  
SAM TOIA

**THE VOTE**

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

WHEREAS, a remote public hearing was held, in accordance with Section 7(e) of the Open Meetings Act, 5 ILCS 120/1 et seq., on this application by the Zoning Board of Appeals at its regular meeting held on March 18, 2022 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on March 3, 2022; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to increase the existing non-conforming floor area in existence for at least fifty years of 6,484.28 square feet to 6,669.46 to allow the construction of a new fourth-story addition of an existing four-story, five dwelling unit building to be converted to a six-dwelling unit building with three unenclosed parking spaces; two additional variations were granted at the subject property in Cal. Nos. 84-22-Z and 85-22-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):

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 4/25, 2022.

**APPROVED AS TO SUBSTANCE**

  
**CHAIR**



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

**APPLICANT:** Quizhpi Hair, LLC Cal. No.87-22-S  
**APPEARANCE FOR:** Donald Hodgkinson **MINUTES OF MEETING:**  
March 18, 2022  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 3244 W. Lawrence Avenue

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

**ACTION OF BOARD – APPLICATION APPROVED**

**ZBA**

**THE VOTE**

APR 25 2022

CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

TIMOTHY R. KNUDSEN  
ZURICH ESPOSITO  
BRIAN SANCHEZ  
JOLENE SAUL  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, a remote public hearing was held, in accordance with Section 7(e) of the Open Meetings Act, 5 ILCS 120/1 et seq., on this application by the Zoning Board of Appeals at its regular meeting held on March 18, 2022 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on March 3, 2022; 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 was 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 4/25, 2022.



**APPROVED AS TO SUBSTANCE**

  
**CHAIRMAN**

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

**APPLICANT:** Andrew Araque

**CAL. NO.:** 88-22-Z

**APPEARANCE FOR:** Paul Kolpak

**MINUTES OF MEETING:**  
March 18, 2022

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 3001 N. Sawyer Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the rear yard open space from the required 144.148 square feet to zero to permit the subdivision of one zoning lot into two zoning lots. The existing two-story, four dwelling unit building at 3001 N. Sawyer shall remain. A three-story, single-family residence is proposed for 3005 N. Sawyer.

**ACTION OF BOARD - VARIATION GRANTED**

**ZBA**

**APR 25 2022**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

TIMOTHY R. KNUDSEN  
ZURICH ESPOSITO  
BRIAN SANCHEZ  
JOLENE SAUL  
SAM TOIA

**THE VOTE**

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

WHEREAS, a remote public hearing was held, in accordance with Section 7(e) of the Open Meetings Act, 5 ILCS 120/1 et seq., on this application by the Zoning Board of Appeals at its regular meeting held on March 18, 2022 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on March 3, 2022; 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 to permit the subdivision of one zoning lot into two zoning lots. The existing two-story, four dwelling unit building at 3001 N. Sawyer shall remain. A three-story, single-family residence is proposed for 3005 N. Sawyer; an additional variation was granted at the subject property in Cal. Nos. 89-22-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):

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 4/25, 2022.

**APPROVED AS TO SUBSTANCE**

  
**CHAIRMAN**



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

**APPLICANT:** Andrew Araque

**CAL. NO.:** 89-22-Z

**APPEARANCE FOR:** Paul Kolpak

**MINUTES OF MEETING:**  
March 18, 2022

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 3001 N. Sawyer Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the front setback from the required 10.32' to 0.9', rear setback from 25.8' to 4.08' to permit the subdivision of one zoning lot into two zoning lots. The existing two-story, four dwelling unit building at 3001 N. Sawyer shall remain. A three-story single-family residence is proposed for 3005 N. Sawyer Avenue.

**ACTION OF BOARD - VARIATION GRANTED**

**ZBA**

**APR 25 2022**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

TIMOTHY R. KNUDSEN  
ZURICH ESPOSITO  
BRIAN SANCHEZ  
JOLENE SAUL  
SAM TOIA

**THE VOTE**

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

WHEREAS, a remote public hearing was held, in accordance with Section 7(e) of the Open Meetings Act, 5 ILCS 120/1 et seq., on this application by the Zoning Board of Appeals at its regular meeting held on March 18, 2022 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on March 3, 2022; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the front setback to 0.9', rear setback to 4.08' to permit the subdivision of one zoning lot into two zoning lots. The existing two-story, four dwelling unit building at 3001 N. Sawyer shall remain. A three-story single-family residence is proposed for 3005 N. Sawyer Avenue; an additional variation was granted at the subject property in Cal. Nos. 88-22-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):

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 4/25, 2022.

**APPROVED AS TO SUBSTANCE**

  
**CHAIRMAN**



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

**APPLICANT:** Andrew Araque **CAL. NO.:** 90-22-Z  
**APPEARANCE FOR:** Paul Kolpak **MINUTES OF MEETING:**  
March 18, 2022  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 3005 N. Sawyer Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the rear setback from the required from 24.08' to 14', south side setback from 3.2' to 3' (north setback to be 5'), combined side yard setback to be 8' to subdivide one zoning lot into two lots. A proposed three-story, single-family residence with rear deck and attached two car garage is proposed for the newly formed lot.

**ACTION OF BOARD - VARIATION GRANTED**

**ZBA**

**APR 25 2022**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

**THE VOTE**

TIMOTHY R. KNUDSEN  
 ZURICH ESPOSITO  
 BRIAN SANCHEZ  
 JOLENE SAUL  
 SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

WHEREAS, a remote public hearing was held, in accordance with Section 7(e) of the Open Meetings Act, 5 ILCS 120/1 et seq., on this application by the Zoning Board of Appeals at its regular meeting held on March 18, 2022 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on March 3, 2022; 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 14', south side setback to 3' (north setback to be 5'), combined side yard setback to be 8' to subdivide one zoning lot into two lots. A proposed three-story, single-family residence with rear deck and attached two car garage is proposed for the newly formed lot; 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 4/25, 2022

**APPROVED AS-TO SUBSTANCE**

  
**CHAIRMAN**

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

**APPLICANT:** Kristin Elizabeth Schleiter

**CAL. NO.:** 91-22-Z

**APPEARANCE FOR:** Sara Barnes

**MINUTES OF MEETING:**  
March 18, 2022

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 5950 N. Kenneth Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the south side setback from 6' to 2' (north to be at 12.93'), combined side yard setback from 18' to 14.93' for a proposed two-story addition and a second-floor addition for the existing two-story single-family residence.

**ACTION OF BOARD - VARIATION GRANTED**

**ZBA**

**APR 25 2022**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

TIMOTHY R. KNUDSEN  
ZURICH ESPOSITO  
BRIAN SANCHEZ  
JOLENE SAUL  
SAM TOIA

**THE VOTE**

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

WHEREAS, a remote public hearing was held, in accordance with Section 7(e) of the Open Meetings Act, 5 ILCS 120/1 et seq., on this application by the Zoning Board of Appeals at its regular meeting held on March 18, 2022 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on March 3, 2022; 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 south side setback to 2' (north to be at 12.93'), combined side yard setback to 14.93' for a proposed two-story addition and a second-floor addition for the 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 4/25, 2022.



**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



**ZBA**

JUL 18 2022

CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

**Jonah Rubin**

APPLICANTS

**92-22-Z**

CALENDAR NUMBER

**1054 W. Oakdale Avenue**

PREMISES AFFECTED

**April 22, 2022**

HEARING DATE

**ACTION OF BOARD**

**THE VOTE**

The application for the variation is approved.

Timothy Knudsen,  
Chairman  
Zurich Esposito  
Brian Sanchez  
Jolene Saul  
Sam Toia

AFFIRMATIVE    NEGATIVE    ABSENT

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**FINDINGS OF THE ZONING BOARD OF APPEALS  
IN THE MATTER OF THE VARIATION APPLICATION FOR 1054 W.  
OAKDALE AVENUE BY JONAH RUBIN.**

**I. BACKGROUND**

Jonah Rubin (the “Applicant”) submitted a variation application for 1054 W Oakdale Avenue (the “subject property”). The subject property is located on the northeast corner of Oakdale Avenue and Seminary Avenue and is one of four properties in the Terra Cotta Row District (the “District”).<sup>1</sup> The subject property is currently zoned RS-3. The property is improved with a four-story single-family home (the “home”), a two-story coach house (the “coach house”) and a detached two-car garage (the “existing garage”). Both the home and the coach house are contributing (or, more colloquially, “landmarked”) buildings in the District.<sup>2</sup> The Applicant proposed to renovate and rehabilitate the subject property. As part of this renovation and rehabilitation, the Applicant proposed to raze the existing garage and erect a new two-car garage (the “proposed garage”). This proposed garage would share a masonry wall with the coach house. The Applicant further proposed an addition to the home (the “proposed addition”). Part of this proposed addition included a one-story connection from the home to the proposed garage (the

<sup>1</sup> The District was established pursuant ordinance adopted by the City Council of the City of Chicago (“City Council”) on September 14, 2005, and published in the Journal of the Proceedings of the City Council for such date on pages 55318 through 55324.

<sup>2</sup> As such, any addition to either the home or the coach house had to be reviewed by the Commission on Chicago Landmark’s Permit Review Committee.



“proposed connection”). In order to permit the proposed connection, the Applicant sought a variation to reduce: (1) the east side setback from 5.24’ to 0.17’ (west side setback will be 0’); (2) the combined side setback from 13.1’ to 0.17’; and (3) the rear setback from 36.83’ to 0.58’.

## II. PUBLIC HEARING

### A. The Hearing

The ZONING BOARD OF APPEALS held a remote public hearing<sup>3</sup> on the Applicant’s variation application at its regular meeting held on April 22, 2022, after due notice thereof as 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* and as continued without further notice pursuant to Section 17-13-0108-A of the Chicago Zoning Ordinance. In accordance with the ZONING BOARD OF APPEALS’ Rules of Procedure (eff. August 20, 2021), the Applicant had submitted his proposed Findings of Fact. The Applicant Mr. Jonah Rubin and the Applicant’s attorney Mr. Rolando Acosta were present. The Applicant’s architect Mr. Jerry Hamen was also present. Present and in support of the application was 44th ward alderman Mr. Tom Tunney (the “Alderman”). Present and in opposition to the application were Ms. Laura Martin and Ms. Giselle Heimann Ratain (collectively the “Objectors”). The statements and testimony given during the public hearing were given in accordance with the ZONING BOARD OF APPEALS’ Rules of Procedure and its Emergency Rules (eff. November 1, 2021).<sup>4</sup>

The Applicant’s attorney Mr. Rolando Acosta provided a brief overview of the application.

The Applicant Mr. Jonah Rubin offered testimony in support of the application.

The Applicant’s architect Mr. Jerry Hamen offered testimony in support of the application.

Ms. Laura Martin, of 1048 W. Oakdale, offered testimony in opposition to the application.

Ms. Giselle Heimman Ratain, of 1040 W. Oakdale, offered testimony in opposition to the application.

In response to the Objectors’ testimony, Mr. Rubin and Mr. Hamen offered further testimony.

The Alderman offered testimony in support of the application.

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<sup>3</sup> In accordance with Section 7(e) of the Open Meetings Act, 5 ILCS 120/1 *et seq.*

<sup>4</sup> Such Emergency Rules were issued by the Chairman of the ZONING BOARD OF APPEALS in accordance with his emergency rule-making powers set forth in the Rules of Procedure.

In response to questions by the ZONING BOARD OF APPEALS, the Alderman offered further testimony.

#### B. Criteria for a Variation

Pursuant to Section 17-13-1107-A of the Chicago Zoning Ordinance, no variation application may be approved unless the ZONING BOARD OF APPEALS finds, based upon the evidence presented to it in each specific case, that: (1) strict compliance with the standards of the Chicago Zoning Ordinance would create practical difficulties or particular hardships; and (2) the requested variation is consistent with the stated purpose and intent of the Chicago Zoning Ordinance.

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

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

### III. FINDINGS OF FACT.

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

1. *Strict compliance with the regulations and standards of the Chicago Zoning Ordinance would create practical difficulties or particular hardships for the subject property.*

The subject property is located within the District and is improved with two contributing buildings in the District. As such, any alteration to the subject property can be done only with the consent of the Chicago Commission on Landmarks (“Landmarks”) and its Permit Review Committee (“PRC”). Due to these constraints, and as very credibly testified by the Applicant and Mr. Hamen, no addition to the home could be placed on the south (front), west or east side of the home, and, in fact, Landmarks and its PRC required that the Applicant remove a portion of the front of the home to restore the home’s original façade. Because of this, the proposed addition – including the proposed connection – can only be located to the north (rear) of the home. The existing home is set back further into the subject property than would normally be required, and Landmarks requires that there be 15’ of separation between any addition to the home and the coach house. In addition, the subject property’s lot depth is slightly substandard. This leaves even less space to the rear of the home. Based on all this, strict compliance with the regulations and standards of the Chicago 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 the Chicago Zoning Ordinance.*

The requested variation will allow for the proposed connection. The Applicant’s proposed addition (including the proposed connection) has been designed in close consultation with Landmarks’ staff and has been reviewed and approved by Landmarks’ PRC, ensuring that the requested variation will not have an adverse effect on the historical architectural features of the coach house, the home and the District. As such, the requested variation is consistent with the stated purpose and intent of the Chicago Zoning Ordinance, specifically by: (1) promoting the public health, safety and general welfare pursuant to Section 17-1-0501 of the Chicago Zoning Ordinance; (2) protecting the character of established residential neighborhoods pursuant to Section 17-1-0503 of the Chicago Zoning Ordinance; and (3) maintaining orderly and compatible land use and development patterns. In addition, and as can be seen from comparing the plans and drawings of the proposed connection with the photographs of the neighborhood, as well as from the testimony of the Applicant and Mr. Haman, the proposed variation will ensure adequate light, air, privacy and access to property pursuant to Section 17-1-0509 of the Chicago Zoning Ordinance. As the proposed connection is necessary to design suitable interior spaces for the home, the proposed variation also: (1)



promotes rehabilitation and reuse of older building pursuant to Section 17-1-0511 of the Chicago Zoning Ordinance; and (2) maintains a range of housing choices and options pursuant to Section 17-1-0512 of the Chicago Zoning Ordinance.

After careful consideration of the evidence, testimony and the entire record, including the Applicant's proposed Findings of Fact, the ZONING BOARD OF APPEALS hereby makes the following findings with reference to the Applicant's application for variation pursuant to Section 17-13-1107-B of the Chicago Zoning Ordinance:

- 1. The property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of the Chicago Zoning Ordinance.*

Since the Applicant will continue to own the subject property and will be – along with his wife – residing at the subject property, the ZONING BOARD OF APPEALS finds that reasonable return in this instance is properly measured in terms of the subject property's livability. The proposed variation will allow the Applicant and his family to live in a more functional home that meets the needs of a modern family. With the variation, the subject property cannot yield a reasonable return.

- 2. The practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property.*

The ZONING BOARD OF APPEALS finds that the practical difficulties and particular hardships facing the subject property, that is: its slightly substandard lot depth, its location within the District and the fact that both the coach house and the home are contributing buildings within the District to be unique circumstances not generally applicable to other improved residential property.

- 3. The variation, if granted, will not alter the essential character of the neighborhood.*

As can be seen from comparing the photographs of the neighborhood with the plans and renderings of the proposed addition (including the proposed connection), the variation, if granted, will not alter the essential character of the neighborhood. On the contrary, the ZONING BOARD OF APPEALS finds that the variation requested will allow the subject property to be rehabilitated and renovated in a manner that is respectful to the home, the coach house and the other improvements in the District.

After careful consideration of the evidence, testimony and the entire record, including the Applicant's proposed Findings of Fact, the ZONING BOARD OF APPEALS hereby makes the following findings with reference to the Applicants' application for a variation pursuant to Section 17-13-1107-C of the Chicago Zoning Ordinance:

1. *The particular physical surroundings, shape or topographical condition of the specific property involved would result in a particular hardship upon the property owner as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out.*

If the strict letter of the regulations were carried out, the subject property's particular physical surroundings (that is, its location within the District), its shape (that is, its slightly substandard lot depth) and its topographical condition (that is, the fact that both the coach house and the home are contributing buildings to the District) result in particular hardship upon the Applicant. Without the requested variation, the limitations imposed by the Landmarks would mean that Applicant would not be able to construct an adequate addition and would instead have severe difficulties designing suitable interior spaces for the home. As the home is in disrepair, this is much more than a mere inconvenience.

2. *The conditions upon which the petition for the variation is based would not be applicable, generally, to other property within the same zoning classification.*

The ZONING BOARD OF APPEALS finds that the subject property's slightly substandard lot depth, its location within the District and the fact that both the coach house and the home are contributing building to the District are conditions that are not applicable, generally, to other property within the RS-3 zoning classification.

3. *The purpose of the variation is not based exclusively upon a desire to make more money out of the property.*

The variation is not exclusively based upon a desire to make more money out of the subject property. The variation is requested by the Applicant in order to rehabilitate and renovate his home in a manner that allows for a more functional layout and space while simultaneously preserving the historic architecture and attractiveness of the home, the coach house and the District.

4. *The alleged practical difficulty or particular hardship has not been created by any person presently having an interest in the property.*

The Applicant did not create the District. Nor did the Applicant create the home or the coach house as contributing buildings in the District. These designations occurred prior to the Applicant purchasing the property.

5. *The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.*

The variation will allow for the proposed connection. And, as can be seen from the plans and drawings of the proposed addition (including the proposed connection), photographs of the neighborhood and the very credible testimony of the Applicant, Mr. Hamen and the Alderman, granting the variation will not be detrimental to the public welfare or injurious to other property and improvements in the neighborhood. On the contrary, the variation will ensure that the home can be rehabilitated and renovated for modern living without adversely impacting the historical architectural character of the District.

6. *The variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.*

As set forth above, the variation will allow for the proposed connection. As can be seen from comparing the plans and drawings of the proposed addition (including the proposed connection) with the photographs of the neighborhood as well as the testimony of the Applicant, Mr. Hamen and the Alderman, the variation will not impair an adequate supply of light and air to adjacent properties. The variation will not substantially increase congestion in the public streets (indeed, the Applicant will have three on-site parking spaces). Since the proposed addition (including the proposed connection) will not be built unless and until a valid building permit is issued, the variation will not increase the danger of fire or endanger the public safety. Further, as the proposed connection is part of the overall rehabilitation and renovation of the home (which, as the Applicant very credibly testified, is in disrepair), the variation will not diminish or impair property values within the neighborhood.

#### IV. CONCLUSION

For all of the reasons stated above, the ZONING BOARD OF APPEALS finds that the Applicant has proved his case by evidence, testimony and the entire record, including the Applicant's proposed Findings of Fact, covering the specific criteria for a variation pursuant to Sections 17-13-1107-A, B and C of the Chicago Zoning Ordinance.

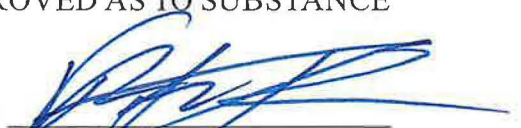
The ZONING BOARD OF APPEALS hereby approves the Applicant's application for a variation, and the Zoning Administrator is authorized to permit said variation.



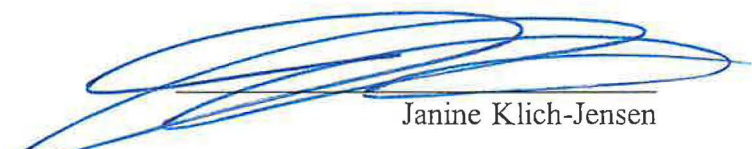
This is a final decision subject to review under the Illinois Administrative Review Law, 735 ILCS 5/3-101 *et seq.*

APPROVED AS TO SUBSTANCE

By:

  
\_\_\_\_\_  
Timothy Knudsen, 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 7/18, 2022.

  
\_\_\_\_\_  
Janine Klich-Jensen

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

**APPLICANT:** Ana Santay Cal. No.93-22-S  
**APPEARANCE FOR:** Sara Barnes **MINUTES OF MEETING:**  
 March 18, 2022  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 3513 W. 26<sup>th</sup> Street

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

**ACTION OF BOARD – APPLICATION APPROVED**

**ZBA**

**THE VOTE**

**APR 25 2022**

**CITY OF CHICAGO  
 ZONING BOARD  
 OF APPEALS**

TIMOTHY R. KNUDSEN  
 ZURICH ESPOSITO  
 BRIAN SANCHEZ  
 JOLENE SAUL  
 SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, a remote public hearing was held, in accordance with Section 7(e) of the Open Meetings Act, 5 ILCS 120/1 et seq., on this application by the Zoning Board of Appeals at its regular meeting held on March 18, 2022 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on March 3, 2022; 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/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 was 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 4/25, 2022.



**APPROVED AS TO SUBSTANCE**  
  
**CHAIRMAN**

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

**APPLICANT:** Iveliz M. Orellano

**CAL. NO.:** 94-22-Z

**APPEARANCE FOR:** Ximena Castro

**MINUTES OF MEETING:**  
March 18, 2022

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 2221 N. Kimball Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the front setback from the required 19.72' to 13.5', north side setback from 2.232' to 0.49' (south to be 2.28'), combined side yard setback from 5.58' to 2.77' to subdivide an existing zoning lot into two zoning lots. The existing two-story, single-family residence shall remain. A two-story, two dwelling unit building with rear open deck and detached two car garage and one car parking slab is proposed for the newly created lot.

**ACTION OF BOARD - VARIATION GRANTED**

**ZBA**

**APR 25 2022**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

**THE VOTE**

TIMOTHY R. KNUDSEN  
ZURICH ESPOSITO  
BRIAN SANCHEZ  
JOLENE SAUL  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

WHEREAS, a remote public hearing was held, in accordance with Section 7(e) of the Open Meetings Act, 5 ILCS 120/1 et seq., on this application by the Zoning Board of Appeals at its regular meeting held on March 18, 2022 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on March 3, 2022; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the front setback to 13.5', north side setback to 0.49' (south to be 2.28'), combined side yard setback to 2.77' to subdivide an existing zoning lot into two zoning lots. The existing two-story, single-family residence shall remain. A two-story, two dwelling unit building with rear open deck and detached two car garage and one car parking slab is proposed for the newly created lot; 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 4/25, 2022.

**APPROVED AS TO SUBSTANCE**

**CHAIRMAN**



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

**APPLICANT:** 3227 S. Aberdeen St. LLC

**CAL. NO.:** 95-22-Z

**APPEARANCE FOR:** Thomas Moore

**MINUTES OF MEETING:**  
March 18, 2022

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 3227 S. Aberdeen Street

**NATURE OF REQUEST:** Application for a variation to reduce the rear setback from the required setback above 18' from the required 37.5' to 6.99' for a proposed second floor addition on an existing four-story, eight dwelling unit building to be converted to a nine-dwelling unit building.

**ACTION OF BOARD - VARIATION GRANTED**

**ZBA**

**APR 25 2022**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

TIMOTHY R. KNUDSEN  
ZURICH ESPOSITO  
BRIAN SANCHEZ  
JOLENE SAUL  
SAM TOIA

**THE VOTE**

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

WHEREAS, a remote public hearing was held, in accordance with Section 7(e) of the Open Meetings Act, 5 ILCS 120/1 et seq., on this application by the Zoning Board of Appeals at its regular meeting held on March 18, 2022 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on March 3, 2022; 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 from the required setback above 18' to 6.99' for a proposed second floor addition on an existing four-story, eight dwelling unit building to be converted to a nine-dwelling unit building; an additional variation was granted to the subject property in Cal. No. 96-22-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):

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 4/25, 2022.

**APPROVED AS TO SUBSTANCE**

  
**CHAIRMAN**

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

**APPLICANT:** 3227 S. Aberdeen St. LLC

**CAL. NO.:** 96-22-Z

**APPEARANCE FOR:** Thomas Moore

**MINUTES OF MEETING:**  
March 18, 2022

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 3227 S. Aberdeen Street

**NATURE OF REQUEST:** Application for a variation to reduce the on-site open space from the required 324 square feet to zero for a proposed second floor addition to the existing four-story, eight dwelling unit building to be converted to a nine-dwelling unit building.

**ACTION OF BOARD - VARIATION GRANTED**

**ZBA**

**APR 25 2022**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

**THE VOTE**

TIMOTHY R. KNUDSEN  
ZURICH ESPOSITO  
BRIAN SANCHEZ  
JOLENE SAUL  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

WHEREAS, a remote public hearing was held, in accordance with Section 7(e) of the Open Meetings Act, 5 ILCS 120/1 et seq., on this application by the Zoning Board of Appeals at its regular meeting held on March 18, 2022 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on March 3, 2022; 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 on-site open space to zero for a proposed second floor addition to the existing four-story, eight dwelling unit building to be converted to a nine-dwelling unit building; an additional variation was granted to the subject property in Cal. No. 95-22-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):

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 4/25, 2022.

**APPROVED AS TO SUBSTANCE**

**CHAIRMAN**

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

**APPLICANT:** ABM Industry Groups, LLC Cal. No.97-22-S  
**APPEARANCE FOR:** Talar Berberian **MINUTES OF MEETING:**  
March 18, 2022  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 550 W. Jackson Boulevard/550 W. Quincy Street

**NATURE OF REQUEST:** Application for a special use to re-establish a non-accessory, one hundred-forty space parking garage in the basement and sub-basement of an existing office building.

**ACTION OF BOARD – Continued to May 20, 2022**

**ZBA**

**APR 25 2022**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

**THE VOTE**

TIMOTHY R. KNUDSEN  
ZURICH ESPOSITO  
BRIAN SANCHEZ  
JOLENE SAUL  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
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X		
X		

**APPROVED AS TO SUBSTANCE**



**CHAIRMAN**



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

**APPLICANT:** FNS Investment Group, LLC Cal. No.98-22-S

**APPEARANCE FOR:** Andrew Scott **MINUTES OF MEETING:**

March 18, 2022

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 1348 N. Milwaukee Avenue

**NATURE OF REQUEST:** Application for a special use to establish a massage establishment on the ground floor of an existing three-story, mixed-use building.

**ACTION OF BOARD – APPLICATION APPROVED**

**ZBA**

**THE VOTE**

APR 25 2022

CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

TIMOTHY R. KNUDSEN  
ZURICH ESPOSITO  
BRIAN SANCHEZ  
JOLENE SAUL  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, a remote public hearing was held, in accordance with Section 7(e) of the Open Meetings Act, 5 ILCS 120/1 et seq., on this application by the Zoning Board of Appeals at its regular meeting held on March 18, 2022 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on March 3, 2022; 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 on the ground floor of an existing three-story, mixed-use 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 was 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 special use is issued solely to the applicant, FNS Investment Group, LLC, 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 4/25/22.

**APPROVED AS TO SUBSTANCE**

**CHAIRMAN**

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

**APPLICANT:** Quincy Ventures, LLC Cal. No.99-22-S  
**APPEARANCE FOR:** Andrew Scott **MINUTES OF MEETING:**  
March 18, 2022  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 3120 N. Broadway

**NATURE OF REQUEST:** Application for a special use to establish a massage establishment on the ground floor of an existing three-story, mixed-use building.

**ACTION OF BOARD – APPLICATION APPROVED**

**ZBA**

**THE VOTE**

**APR 25 2022**  
CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

TIMOTHY R. KNUDSEN  
ZURICH ESPOSITO  
BRIAN SANCHEZ  
JOLENE SAUL  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, a remote public hearing was held, in accordance with Section 7(e) of the Open Meetings Act, 5 ILCS 120/1 et seq., on this application by the Zoning Board of Appeals at its regular meeting held on March 18, 2022 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on March 3, 2022; 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 on the ground floor of an existing three-story, mixed-use 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 was 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 special use is issued solely to the applicant, Quincy Ventures, LLC, 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 4/25, 2022.

**APPROVED AS TO SUBSTANCE**

  
**CHAIRMAN**



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

**APPLICANT:** Trevor McIntyre

**CAL. NO.:** 100-22-Z

**APPEARANCE FOR:** John Pikarski

**MINUTES OF MEETING:**  
March 18, 2022

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 2723 N. Marshfield Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the front setback from the required 12.5' to 10.65', north side setback from 2' to 0.51' (south to be 2.04'), combined side yard setback from 5' to 2.55' for a proposed two-story rear addition, third floor addition, front porch and rear deck to an existing three-story, two dwelling unit building to be converted to a single family residence.

**ACTION OF BOARD - VARIATION GRANTED**

**ZBA**

**APR 25 2022**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

**THE VOTE**

TIMOTHY R. KNUDSEN  
ZURICH ESPOSITO  
BRIAN SANCHEZ  
JOLENE SAUL  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

WHEREAS, a remote public hearing was held, in accordance with Section 7(e) of the Open Meetings Act, 5 ILCS 120/1 et seq., on this application by the Zoning Board of Appeals at its regular meeting held on March 18, 2022 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on March 3, 2022; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the front setback to 10.65', north side setback to 0.51' (south to be 2.04'), combined side yard setback to 2.55' for a proposed two-story rear addition, third floor addition, front porch and rear deck to an existing three-story, two dwelling unit building to be converted to a single family residence; an additional variation was granted to the subject property in Cal. No. 101-22-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):

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 4/25, 2022.

**APPROVED AS TO SUBSTANCE**

**CHAIRMAN**



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

**APPLICANT:** Trevor McIntyre

**CAL. NO.:** 101-22-Z

**APPEARANCE FOR:** John Pikarski

**MINUTES OF MEETING:**  
March 18, 2022

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 2723 N. Marshfield Avenue

**NATURE OF REQUEST:** Application for a variation to increase the building height from the maximum 30' to 32.52' for a proposed two-story rear addition, third floor addition, front porch and rear deck to the existing three-story, two dwelling unit building to be converted to a single-family residence.

**ACTION OF BOARD - VARIATION GRANTED**

**ZBA**

**APR 25 2022**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

TIMOTHY R. KNUDSEN  
ZURICH ESPOSITO  
BRIAN SANCHEZ  
JOLENE SAUL  
SAM TOIA

**THE VOTE**

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

WHEREAS, a remote public hearing was held, in accordance with Section 7(e) of the Open Meetings Act, 5 ILCS 120/1 et seq., on this application by the Zoning Board of Appeals at its regular meeting held on March 18, 2022 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on March 3, 2022; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to increase the building height to 32.52' for a proposed two-story rear addition, third floor addition, front porch and rear deck to the existing three-story, two dwelling unit building to be converted to a single-family residence; an additional variation was granted to the subject property in Cal. No. 100-22-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):

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 4/25, 2022

**APPROVED AS TO SUBSTANCE**

  
**CHAIRMAN**

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

**APPLICANT:** Green & Foster, LLC Cal. No.102-22-S

**APPEARANCE FOR:** Ashley Brandt **MINUTES OF MEETING:**

March 18, 2022

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 2114 S. Wabash Avenue

**NATURE OF REQUEST:** Application for a special use to establish an adult use cannabis dispensary.

**ACTION OF BOARD – APPLICATION APPROVED**

**THE VOTE**

**ZBA**

**APR 25 2022**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

TIMOTHY R. KNUDSEN  
ZURICH ESPOSITO  
BRIAN SANCHEZ  
JOLENE SAUL  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, a remote public hearing was held, in accordance with Section 7(e) of the Open Meetings Act, 5 ILCS 120/1 et seq., on this application by the Zoning Board of Appeals at its regular meeting held on March 18, 2022 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on March 3, 2022; 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 adult use cannabis dispensary; 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 was 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, Green & Foster, LLC; (2) all on-site customer queuing occurs within the building; (3) the development is consistent with the design and layout of the floor plans dated March 11, 2022, prepared by Steep Architecture Studio; and (4) prior to any portion of the first floor identified as "N.I.C." on the floor plan and/or any portion of the basement space being utilized, the applicant must file an application and receive approval from the Zoning Board of Appeal to amend this special use.

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 4/25, 2022.

**APPROVED AS TO SUBSTANCE**

  
**CHAIRMAN**



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

APPLICANT: Mint Ventures, LLC Cal. No.103-22-S
APPEARANCE FOR: Nicholas Standiford MINUTES OF MEETING: March 18, 2022
APPEARANCE AGAINST: None
PREMISES AFFECTED: 201-15 N. Clinton Street

NATURE OF REQUEST: Application for a special use to establish an adult use cannabis dispensary.

ACTION OF BOARD – APPLICATION APPROVED

ZBA

THE VOTE

APR 25 2022
CITY OF CHICAGO
ZONING BOARD
OF APPEALS

TIMOTHY R. KNUDSEN
ZURICH ESPOSITO
BRIAN SANCHEZ
JOLENE SAUL
SAM TOIA

Table with 3 columns: AFFIRMATIVE, NEGATIVE, ABSENT. Rows show votes for Timothy R. Knudsen, Zurich Esposito, Brian Sanchez, Jolene Saul, and Sam Toia. Jolene Saul is marked as RECUSED.

THE RESOLUTION:

WHEREAS, a remote public hearing was held, in accordance with Section 7(e) of the Open Meetings Act, 5 ILCS 120/1 et seq., on this application by the Zoning Board of Appeals at its regular meeting held on March 18, 2022 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on March 3, 2022; 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 adult use cannabis dispensary; 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 was 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, Mint Ventures, LLC; (2) all on-site customer queuing occurs within the building; (3) the development is consistent with the design and layout of the plans and documents dated November 15, 2021, with Site/Landscape, Sub-Level 1 and Ground Level Plans dated March 18, 2022, all prepared by Altuswork; and (4) prior to any potential expansions beyond the ground floor tenant space shown on the floor plan and/or alterations to the loading location/access, the applicant must file an application and receive approval from the Zoning Board of Appeal to amend this special use.

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 4/25, 2022. Page 25 of 30

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APPROVED AS TO SUBSTANCE
[Handwritten signature]
CHAIRMAN



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

**APPLICANT:** Carolina Lapekas

**CAL. NO.:** 485-21-Z

**APPEARANCE FOR:** John Pikarski

**MINUTES OF MEETING:**  
March 18, 2022

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 1952 N. Bissell Street

**NATURE OF REQUEST:** Application for a variation to reduce the south side setback from the required 2' to 1.25' (north to be 2.1'), combined side yard setback from 4.8' to 3.35' for the proposed conversion of a two-story front addition to an existing two-story, single-family residence to be converted to a two dwelling unit building.

**ACTION OF BOARD - Continued to June 17, 2022**

**ZBA**

**APR 25 2022**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

TIMOTHY R. KNUDSEN  
ZURICH ESPOSITO  
BRIAN SANCHEZ  
JOLENE SAUL  
SAM TOIA

**THE VOTE**

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

**APPROVED AS TO SUBSTANCE**



**CHAIRMAN**

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

**APPLICANT:** Carolina Lapekas  
**APPEARANCE FOR:** John Pikarski  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 1952 N. Bissell Street

**CAL. NO.:** 486-21-Z

**MINUTES OF MEETING:**  
March 18, 2022

**NATURE OF REQUEST:** Application for a variation to reduce the rear yard open space from the required 75.6 square feet to zero for a proposed two-story front addition to an existing two-story single-family residence to be converted to a two dwelling unit building.

**ACTION OF BOARD - Continued to June 17, 2022**

**ZBA**

APR 25 2022

CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

TIMOTHY R. KNUDSEN  
ZURICH ESPOSITO  
BRIAN SANCHEZ  
JOLENE SAUL  
SAM TOIA

**THE VOTE**

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

**APPROVED AS TO SUBSTANCE**



**CHAIRMAN**

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

**APPLICANT:** Stony Fuel Mart, Inc. Cal. No.11-22-S

**APPEARANCE FOR:** Nicholas Ftikas **MINUTES OF MEETING:**  
March 18, 2022

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 9155 S. Stony Island Avenue

**NATURE OF REQUEST:** Application for a special use to expand an existing gas station building from 1,019 square feet to 1,632 square feet which is 60% increase in floor area.

**ACTION OF BOARD – Continued to April 22, 2022**

**THE VOTE**

**ZBA**

**APR 25 2022**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

TIMOTHY R. KNUDSEN  
ZURICH ESPOSITO  
BRIAN SANCHEZ  
JOLENE SAUL  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

**APPROVED AS TO SUBSTANCE**



**CHAIRMAN**



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

**APPLICANT:** JBP Food Mart Cal. No.13-22-S  
**APPEARANCE FOR:** Thomas Moore **MINUTES OF MEETING:**  
**APPEARANCE AGAINST:** None March 18, 2022  
**PREMISES AFFECTED:** 1150 N. Cicero Avenue

**NATURE OF REQUEST:** Application for a special use to expand an existing one-story gas station with accessory car wash use building for a new accessory convenience store and limited restaurant use.

**ACTION OF BOARD – Continued to May 20, 2022**

**THE VOTE**

**ZBA**  
  
APR 25 2022  
  
CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

TIMOTHY R. KNUDSEN  
ZURICH ESPOSITO  
BRIAN SANCHEZ  
JOLENE SAUL  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

**APPROVED AS TO SUBSTANCE**  
  
**CHAIRMAN**

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

**APPLICANT:** 1010 W. Madison Partners, LLC Cal. No.32-22-S

**APPEARANCE FOR:** Chris Leach **MINUTES OF MEETING:**  
March 18, 2022

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 1000-14 W. Madison Street / 2-10 N. Morgan Street

**NATURE OF REQUEST:** Application for a special use to establish residential accessory uses on the ground floor of a proposed ten-story, twenty-five-unit residential building with a two-level parking garage (ground and second level).

**ACTION OF BOARD – Continued to May 20, 2022**

**THE VOTE**

**ZBA**  
  
APR 25 2022  
  
CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

TIMOTHY R. KNUDSEN  
ZURICH ESPOSITO  
BRIAN SANCHEZ  
JOLENE SAUL  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

**APPROVED AS TO SUBSTANCE**  
  
**CHAIRMAN**