

MINUTES OF MEETING:

October 21, 2022

Cal. No. 320-21-S

The Applicant Pit Stop Lounge, LLC presented a written request for an extension of time in which to establish a tavern at the subject property 902 W. 119th Street. The special use was approved on September 17, 2021 in Cal. No. 320-21-S.

The Applicant’s representative, Tamara Walker stated that the Applicant and her architect, upon receipt of her previous approval, commenced work on obtaining the necessary permits. However, the architect abruptly stopped communications and work without explanation. The Applicant filed a complaint to compel a response from the architect. The architect responded and the Applicant was able to obtain her permits. The Applicant is requesting this extension to assure that she has enough time to complete the permitted work and open her business.

Acting Chairman Sanchez moved the request be granted and the time for obtaining the necessary permits be extended to October 19, 2023.

THE VOTE

ZBA

NOV 21 2022

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ZURICH ESPOSITO
ANN MACDONALD
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE


CHAIRMAN

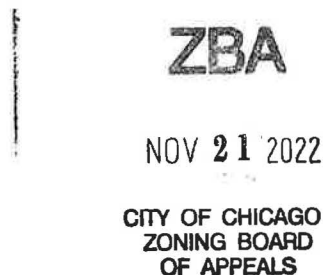
ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Levelz Management Cal. No.342-22-S
APPEARANCE FOR: Same as Applicant **MINUTES OF MEETING:**
October 21, 2022
APPEARANCE AGAINST: None
PREMISES AFFECTED: 4024 W. Madison Street

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

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE



BRIAN SANCHEZ
 ZURICH ESPOSITO
 ANN MACDONALD
 SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
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 October 21, 2022 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on October 6, 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 11/21, 2022.

APPROVED AS TO SUBSTANCE

[Signature]
CHAIRMAN

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

APPLICANT: Timothy Kelley

Cal. No.: 343-22-Z

APPEARANCE FOR: Paul Kolpak

MINUTES OF MEETING:

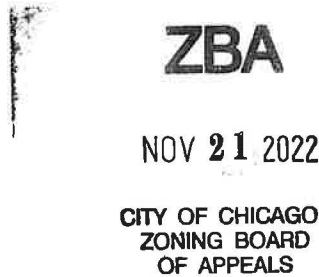
October 21, 2022

APPEARANCE AGAINST: None

PREMISES AFFECTED: 5552-56 W. Edmunds Street

NATURE OF REQUEST: Application for a variation to expand the existing floor area by 956 square feet for a proposed fourth floor addition to the existing three-story, eight dwelling unit building.

ACTION OF BOARD - VARIATION GRANTED



BRIAN SANCHEZ
ZURICH ESPOSITO
ANN MACDONALD
SAM TOIA

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
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 October 21, 2022 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on October 6, 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 expand the existing floor area by 956 square feet for a proposed fourth floor addition to the existing three-story, eight 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 11/21, 2022.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Paul & Maureen Gutierrez

Cal. No.: 344-22-Z

APPEARANCE FOR: Same as Applicant

MINUTES OF MEETING:

October 21, 2022

APPEARANCE AGAINST: None

PREMISES AFFECTED: 6950 N. Oleander Avenue

NATURE OF REQUEST: Application for a variation to reduce the front setback from the required 30.60' to 26.56', combined side yard setback from 16.5' to 13.43' for a proposed second floor addition, front two-story addition, and new front porch to the existing one-story, single- family residence.

ACTION OF BOARD - VARIATION GRANTED



ZBA

NOV 21 2022

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

THE VOTE

BRIAN SANCHEZ
ZURICH ESPOSITO
ANN MACDONALD
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
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 October 21, 2022 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on October 6, 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 26.56', combined side yard setback to 13.43' for a proposed second floor addition, front two-story addition, and new front porch to the existing one-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 11/21, 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
www.chicago.gov/zba



ZBA

JAN 23 2023

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

Pharoh Gentleman Spa
APPLICANT

345-22-S & 346-22-S
CALENDAR NUMBERS

2672-74 E. 75th Street
PREMISES AFFECTED

October 21, 2022
HEARING DATE

ACTION OF BOARD	THE VOTE	THE VOTE		
		AFFIRMATIVE	NEGATIVE	ABSENT
The applications for special use were DENIED .	Brian Sanchez, Acting Chairman	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Angela Brooks	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Zurich Esposito	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Sam Toia	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**FINDINGS OF THE ZONING BOARD OF APPEALS
IN THE MATTER OF THE SPECIAL USE APPLICATIONS FOR 2672-74 E.
75TH STREET BY PHARO H GENTLEMAN SPA.**

I. SUMMARY

Pharoh¹ Gentleman Spa (the “Applicant”) proposed to operate a barbershop, nail salon, and massage parlor within a one-story existing building located at 2672-74 E. 75th Street (the “subject property” and “the premises”). In order to do so, the Applicant required approval of two special uses: (1) a special use to establish a barbershop / nail salon that is located within 1,000 feet of an existing personal service establishment; and (2) a special use to establish a massage establishment. The ZONING BOARD OF APPEALS held a public hearing on the Applicant’s applications. At the public hearing, the Applicant, its MAI Certified Real Estate Appraiser, and its expeditor presented the Applicant’s special use applications to the ZONING BOARD OF APPEALS. Objections to these applications were made by neighbors of the subject property, the 7th Ward alderman, and two officers with the Chicago Police Department. At the conclusion of the public hearing, the ZONING BOARD OF APPEALS denied the applications.

¹ The spelling of this (“Pharoh” versus “Pharaoh”) was inconsistent throughout the application documents and the other submissions (including exhibits) to the ZONING BOARD OF APPEALS. For clarity, the ZONING BOARD OF APPEALS is keeping the spelling set forth on the agenda.

II. APPLICATION BACKGROUND

The subject property is zoned B3-3. In a B zoning district, Hair salons, barber shops, beauty shops, and nail salons are permitted by-right if located more than 1,000 feet from any other hair salon, barber shop, beauty shop or nail salon. However, special use approval is required for hair salons, barber shops, beauty shops, and nail salons in B zoning districts when such use is located within 1,000 feet of any other hair salon, barber shop, beauty shop, or nail salon.² Special use approval is also required to establish a massage establishment in a B3 zoning district.³ The ZONING BOARD OF APPEALS is authorized to hear and decide special use applications.⁴ In this instance, the subject property is located within 1,000 feet of another hair salon, barber shop, beauty shop, or nail salon and the proposed use is for a barbershop, nail salon, and massage parlor. As such, the Applicant submitted two applications for special use to the ZONING BOARD OF APPEALS. In accordance with Section 17-13-0903 of the Chicago Zoning Ordinance, the Zoning Administrator of the City's Department of Planning and Development (the "Zoning Administrator" and the "Department") recommended that the special use applications be denied due to four cease and desist orders that were issued against the Applicant, and because the Department had not been advised that all open violations had been resolved.

III. PUBLIC HEARING

In accordance with the ZONING BOARD OF APPEALS' Rules of Procedure (eff. August 20, 2021), the Applicant had submitted its proposed Findings of Fact. The ZONING BOARD OF APPEALS held a remote public hearing⁵ on the Applicant's special use application at its regular meeting held on Friday, October 21, 2022. Due notice of the hearing was provided under Sections 17-13-0107-A(9) and 17-13-0107-B of the Chicago Zoning Ordinance and by publication in the *Chicago Tribune*. The following people participated in the hearing:

In support of the special uses

- Derrick Merrell is the Applicant's sole owner and was its representative at the public hearing. He provided an overview of the applications and spoke in favor of the special uses. Mr. Merrell believes that the neighborhood would benefit from a business such as the one that he proposes to establish and believes that it would promote economic opportunity, provide philanthropic assistance to the community, and reduce crime.
- Brent Baldwin, an MAI certified general real estate appraiser, completed a special use analysis for the buildout of the barbershop, nail salon and massage parlor. Mr. Baldwin was a witness for the Applicant and spoke in favor of the special uses.

² Pursuant to Section 17-9-0113 of the Chicago Zoning Ordinance.

³ Pursuant to Section 17-3-0200 of the Chicago Zoning Ordinance.

⁴ See Section 17-14-0302-B of the Chicago Zoning Ordinance.

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

- Janelle Shelton, an expediter, was a witness for the Applicant and spoke in favor of the special uses. Ms. Shelton stated that the Applicant is working to cure the violations and seeks to provide employment opportunities for the surrounding community.
- Shanna Landheart, of 7756 S. Essex Ave. Apt. 1, Chicago IL 60649, appeared and spoke in favor of the special uses. Ms. Landheart expressed support for the special uses because she believes that people in the neighborhood should not have to travel long distances outside of their neighborhood for spa services. Ms. Landheart also advocated that economic opportunity prevents crime and supports the opening of a black-owned establishment in the neighborhood.

In objection to the special use

- Assistant Commissioner Nancy Radzevich, from the Department read into the record the Department's recommendation that the special uses not be granted.
- Alderman Greg Mitchell of the 7th Ward testified that the ZONING BOARD OF APPEALS had exhibits containing the Applicant's advertisements as well as copies of the cease and desist orders issued by the City's Department of Business Affairs and Consumer Protection. Alderman Mitchell also spoke about the need to stabilize the area and asked that the special uses be denied.
- Janice Jones, declined to provide her home address but provided a PO box address of 490149, Chicago, IL 60649, spoke in objection to the special use. Ms. Jones expressed concern about the Applicant's management of the business, the business' compatibility with the surrounding neighborhood, and the Applicant's lack of community outreach.
- Officer Jackson, of the Third Police District located at 7040 S. Cottage Grove, Chicago, IL 60637, spoke in objection to the special uses. Officer Jackson also expressed concern about the Applicant's management of the business. Officer Jackson also testified that the City's Police Department had received complaints from the community about activities on the subject property and had received 22 calls since March.
- Sergeant Carroll, of the Fourth Police District located at 2255 E 103rd St, Chicago, IL 60617, testified to the citations that were issued as well as the cease and desist orders, all of which, he stated, demonstrates that the Applicant was operating outside the scope of its licensure. Sergeant Carroll expressed concern, based on past experiences, that when businesses violate these type of licenses, they turn into social clubs or party locations which have been associated with increased violence.
- Veronica Kyle, of 2600 E 74th Place, Chicago, IL, spoke in opposition to the special uses. Ms. Kyle agreed with the concerns voiced by the previous objectors.

Ms. Kyle testified to the historical violence in the area and expressed concern about the Mr. Merrell's management of the Applicant's business promotions.

- Sharon Lewis, of the 7300 block of South Shore Drive, Chicago, IL, spoke in objection to the special uses. Ms. Lewis agreed with the prior objectors.
- Meredith Hammer of the 2300 block of E 83rd Street, Chicago, IL, spoke in objection to the special uses and agreed with the prior objectors.
- Dorothy Jean Fields, of 7833 South Coles Avenue spoke in objection to the special uses and agreed with the prior objectors.
- Melanie Campbell, of the 7400 block of Coles, Chicago, IL spoke in objection to the special uses and agreed with the prior objectors.
- Natalie Perkins, of 7321 South Shore Drive, Chicago, IL spoke in objection to the special uses and agreed with prior objectors regarding Mr. Merrill's management of the Applicant's business promotions.

At the conclusion of the hearing, the ZONING BOARD OF APPEALS took the matter under advisement.

IV. OVERVIEW OF CRITERIA

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

V. FINDINGS OF FACT

- 1. Special Use.** 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 applications for special uses pursuant to Section 17-13-0905-A of the Chicago Zoning Ordinance:

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

The ZONING BOARD OF APPEALS finds that the proposed special uses do not comply with all applicable standards of the Chicago Zoning Ordinance. The subject

property is located in a B3-3 zoning district. Pursuant to 17-9-0112 of the Chicago Zoning Ordinance, special use approval is required for personal services business such as hair salons, barber shops, beauty shops, and nail salons in “B” districts when such use is located within 1,000 feet of any other hair salon, barber shop, beauty shop, or nail salon. The proposed special use is a personal services business which would be located within 1,000 feet of another personal services business. As such, the Applicant’s proposed barbershop and nail salon requires a special use. Further, pursuant to Section 17-3-0207-MM(2), the Applicant’s proposed massage establishment requires a special use. In other words, and as set forth in Mr. Baldwin’s report,

Since the ZONING BOARD OF APPEALS declines to grant the proposed special uses for their failure to meet Sections 17-13-0905-A(2) and 17-13-0905-A(4) of the Chicago Zoning Ordinance, the proposed special uses do not comply with Section 17-13-0905-A of the Chicago Zoning Ordinance and therefore do not comply with all applicable standards of the Chicago Zoning Ordinance.

A (2). It is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of the neighborhood or community.

The ZONING BOARD OF APPEALS finds that the proposed special uses would have a significant adverse impact on the general welfare of the neighborhood because the Applicant has been operating unpermitted and unlicensed activities on the premises.

On July 13, 2022, the City’s Department of Business Affairs and Consumer Protection issued a cease and desist order to the Applicant for offering/providing massage services for a fee without a RBL-Massage Establishment license.⁶ Alderman Mitchell submitted as an exhibit an advertisement by the Applicant offering manicure, massage, and hair services. During the hearing, Mr. Merrell admitted to at least one occasion where there was a twenty-five (25) person gathering on the premises before the Applicant had obtained special use permits. At that gathering, massage, nail and hair services were offered by the Applicant – despite lack of special use permits and thus licensure.

The ZONING BOARD OF APPEALS finds additional unlicensed activities – such as a strip show, liquor sales, tobacco sales and hosting an event for an entry fee – also occurred on the premises. Many of the objectors also believed that such activities had taken place and expressed concern about the type of business the Applicant would run should the special uses be approved. The ZONING BOARD OF APPEALS was provided, as an exhibit, a copy of a flyer which stated, “Pharaoh Gentleman’s Spa Grand Opening” On the left side it stated, “\$15 entry fee; \$10 BYOB fee; \$40 Hookah per hour; \$15 ice bucket with five cups, chaser; no outside cups, ice, or chaser; \$10 drink cigar tickets, limited to double shot. The bottom stated, “June 17, 2022; 2673 East 75th Street Chicago, IL; Spa services, 2:00 p.m. to 7:00 p.m.; Stripper show, 8:00 p.m. until.” The right side stated, “our featured entertainment”

⁶ CDF2219470M051.

and had four pictures of women, presumably the strippers, below.⁷ Mr. Merrell characterized the June 17, 2022 event as a private investors' meeting and denied that the event as advertised on the flyer occurred. Mr. Merrell also denied knowledge of the flyer multiple times, but then later stated that it was his promoter who created and distributed the flyer. The ZONING BOARD OF APPEALS does not find Mr. Merrell's denial of knowledge of this flyer persuasive because if Mr. Merrell truly wasn't aware of the flyer, then he would not have known who had created it.

Mr. Merrell also stated that he had no control of the Pharaoh Gentleman's Spa Facebook page and that his promoter, "Neon" Dion Harding controls it. Many of the objectors at the hearing voiced concern about Mr. Merrell's management of the Applicant's promotions and social media postings and believed it would be indicative of how Applicant would run the business if the special uses were approved. Multiple times throughout the hearing, Mr. Merrell stated that he was not responsible for anything that takes place on social media. The ZONING BOARD OF APPEALS disagrees. Mr. Merrell has a personal relationship with his promoter and is responsible for what is posted on the Applicant's – Mr. Merrell's business – behalf. It was also telling that Mr. Merrell made little effort online to refute, modify, correct, or remove the online postings in question which at the very least indicates tacit approval by Mr. Merrell. Additionally, the ZONING BOARD OF APPEALS was provided with a screenshot of a public Facebook event created by Mr. Merrell, advertising an NBA 2K tournament hosted by Pharaoh Gentleman's Spa. This indicates that despite Mr. Merrell's representations regarding control over the Facebook posting, Mr. Merrell interacts with and is aware of postings for the Applicant.

As a whole, Mr. Merrell's representations throughout the hearing were contradicted by evidence and were at times evasive. Therefore, the ZONING BOARD OF APPEALS does not find Mr. Merrell's denial that unpermitted and unlicensed activities occurred on the premises to be credible. Furthermore, based on the information above, the ZONING BOARD OF APPEALS does not believe that the Applicant would limit the use of the property to a hair/nail salon and massage establishment if the special uses were awarded to the Applicant. Conversely, the ZONING BOARD OF APPEALS found that objectors, such as Ms. Jones, Alderman Mitchell, Officer Jackson, Sergeant Carroll, and Ms. Kyle credibly testified to their concerns that the Applicant has been operating activities on the premises that are incompatible with the surrounding community and that the general welfare of the community would be harmed if the special uses were to be approved.

A (4). It is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise and traffic generation.

⁷ THE ZONING BOARD OF APPEALS notes that the Applicant was issued three additional Cease and Desist Orders for: advertising/hosting/promoting events for a fee – an NBA 2K tournament, for which a Public Place of Amusement license would be required; maintaining/providing/selling/storing tobacco/advertising hookah for a fee without the required tobacco dealer, retail license; and maintaining/providing/selling/storing liquor without the required liquor, consumption on premises-incidental activity license. CDF2219470M052, CDF2219470M053, CDF2219470M054.

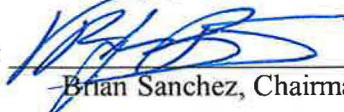
The ZONING BOARD OF APPEALS finds that the proposed special uses are not compatible with the operating characteristics of the surrounding area. Again, and as set forth above, the ZONING BOARD OF APPEALS finds the Applicant has been operating unpermitted and unlicensed activities on the subject property. Although Mr. Merrell provided testimony as to how the Applicant would operate should the proposed special uses be granted, the ZONING BOARD OF APPEALS – for the reasons set forth above – finds Mr. Merrell to be not a credible witness. As Mr. Merrell is the Applicant’s sole owner and was in fact the only representative of the Applicant to testify at the hearing, his credibility is critical to the ZONING BOARD OF APPEALS making a factual determination as to the Applicant’s ability to operate the proposed special uses in a manner compatible with the surrounding area. The ZONING BOARD OF APPEALS does not believe that the Applicant would limit the use of the property to a hair/nail salon and massage establishment if the special uses were awarded to the Applicant and would instead continue its unlicensed activities, including strip shows, liquor sales, tobacco sales and hosting events for an entry fee. As Sargent Carroll credibly testified, when these unlicensed activities occur, there is an uptick in violence. Such violence is not at all compatible with the operating characteristics of the other businesses and residences in the area.

CONCLUSION AND FINAL DECISION OF THE ZONING BOARD OF APPEALS

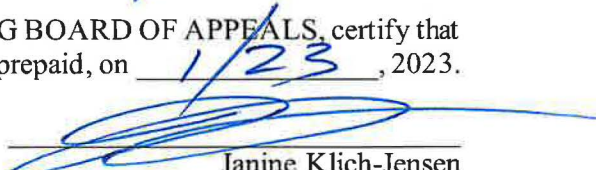
1. **Special Use.** For all the above reasons, the ZONING BOARD OF APPEALS finds that the Applicant has not proved its case by evidence, testimony and the entire record, including the Applicant’s proposed Findings of Fact, covering the specific criteria for a special use pursuant to Section 17-13-0905-A of the Chicago Zoning Ordinance.
2. The ZONING BOARD OF APPEALS hereby DENIES the Applicant's applications for special uses

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

APPROVED AS TO SUBSTANCE

By: 
Brian Sanchez, Chairman

I, Janine Klich-Jensen, staff person for the ZONING BOARD OF APPEALS, certify that I caused this to be placed in the USPS mail, postage prepaid, on 1/23, 2023.


Janine Klich-Jensen

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

APPLICANT: X & Z Properties, LLC Cal. No.347-22-S
APPEARANCE FOR: Frederick Agustin **MINUTES OF MEETING:**
October 21, 2022
APPEARANCE AGAINST: None
PREMISES AFFECTED: 1359 W. Barry Avenue

NATURE OF REQUEST: Application for a special use to convert and existing ground floor commercial space to a business / live work unit in an existing three-story, mixed-use building.

ACTION OF BOARD – APPLICATION APPROVED

ZBA

NOV 21 2022

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ZURICH ESPOSITO
ANN MACDONALD
SAM TOIA

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
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 October 21, 2022 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on October 6, 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 convert and existing ground floor commercial space to a business / live work unit in 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: the development is consistent with the design and layout of the plans and documents, dated October 20, 2022, prepared by Axios Architects and Consultants.

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 11/21, 2022.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Fifth Third Bank, National Association Cal. No.348-22-S
APPEARANCE FOR: Lenny Asaro **MINUTES OF MEETING:** October 21, 2022
APPEARANCE AGAINST: None
PREMISES AFFECTED: 2401 W. 59th Street

NATURE OF REQUEST: Application for a special use to establish a single lane drive through to serve a proposed bank.

ACTION OF BOARD – APPLICATION APPROVED

ZBA

NOV 21 2022
 CITY OF CHICAGO
 ZONING BOARD
 OF APPEALS

BRIAN SANCHEZ
 ZURICH ESPOSITO
 ANN MACDONALD
 SAM TOIA

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
RECUSED		
X		

THE RESOLUTION:

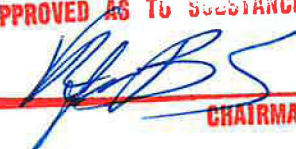
WHEREAS, a remote public hearing was held, in accordance with Section 7(e) of the Open Meetings Act, 5 ILCS 120/1 et seq., on this application by the Zoning Board of Appeals at its regular meeting held on October 21, 2022 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on October 6, 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 single lane drive through to serve a proposed bank; 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: the special use is issued solely to the applicant, Fifth Third Bank, National Association, and the development is consistent with the design and layout of the Site Plan and Landscape Plan, dated March 7, 2022, prepared by Terra Engineering LTD and the Floor Plan and Elevations, dated April 4, 2022, prepared by Moody & Nolan.

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 11/21, 2022.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: El Magico, LLC Cal. No.349-22-S

APPEARANCE FOR: Sara Barnes **MINUTES OF MEETING:**
October 21, 2022

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2145 N. Western Avenue, Unit 1F

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

ACTION OF BOARD – APPLICATION APPROVED



ZBA

NOV 21 2022

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

THE VOTE

BRIAN SANCHEZ
ZURICH ESPOSITO
ANN MACDONALD
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
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 October 21, 2022 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on October 6, 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 shop; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony 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 11/21, 2022

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Bezael Art Club Cal. No.350-22-S

APPEARANCE FOR: Sara Barnes **MINUTES OF MEETING:**
October 21, 2022

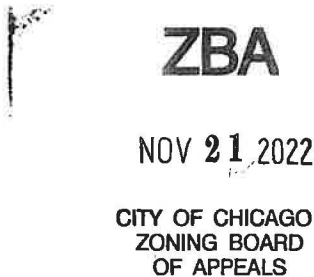
APPEARANCE AGAINST: None

PREMISES AFFECTED: 6028-32 S. Champlain Avenue

NATURE OF REQUEST: Application for a special use to convert an existing three-story religious assembly use into a private arts club with one artist dwelling unit on the ground floor and one dwelling unit on the second and third floors.

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE


ZBA
NOV 21 2022
CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ZURICH ESPOSITO
ANN MACDONALD
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
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 October 21, 2022 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on October 6, 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 convert an existing three-story religious assembly use into a private arts club with one artist dwelling unit on the ground floor and one dwelling unit on the second and third floors; an additional variation was granted to the subject property in Cal. No. 351-22-Z; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony 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, Bezael Art Club, (2) the peak capacity of the club is no more than forty occupants, and (3) the development is consistent with the design and layout of the Site Plan, First Floor Plan, Elevations (2 sheets), and Landscape Plan dated April 14, 2022, and Second and Third Floor Plans, dated October 14, 2022, all prepared by The Structural Group LTD.

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 11/21, 2022

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Narrow Bridge, LLC
APPEARANCE FOR: Sara Barnes
APPEARANCE AGAINST: None
PREMISES AFFECTED: 6028-32 S. Champlain Avenue

Cal. No.: 351-22-Z

MINUTES OF MEETING:
October 21, 2022

NATURE OF REQUEST: Application for a variation to reduce the rear yard open space required 562.64 square feet to zero to allow the conversions of an existing three-story religious assembly use building into a private arts club use with one resident artist dwelling unit on the ground floor and one dwelling on the second and third floors.

ACTION OF BOARD - VARIATION GRANTED

THE VOTE



ZBA

NOV 21 2022

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ZURICH ESPOSITO
ANN MACDONALD
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
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 October 21, 2022 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on October 6, 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 required 562.64 square feet to zero to allow the conversions of an existing three-story religious assembly use building into a private arts club use with one resident artist dwelling unit on the ground floor and one dwelling on the second and third floors; an additional special use was approved at the subject property in Cal. No. 350-22-S; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

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

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 11/21, 2022.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Galiley Holding, LLC

Cal. No.: 352-22-Z

APPEARANCE FOR: Timothy Barton

MINUTES OF MEETING:

October 21, 2022

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2820 W. Lyndale Avenue

NATURE OF REQUEST: Application for a variation to reduce the rear setback from the required 30' to 2', south side setback from 5' to zero and north and side setback from 5' to 2.67' for a proposed seven car garage in the rear of a three-story seven dwelling unit building.

ACTION OF BOARD - VARIATION GRANTED



ZBA

NOV 21 2022

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ZURICH ESPOSITO
ANN MACDONALD
SAM TOIA

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
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 October 21, 2022 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on October 6, 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 2', south side setback to zero and north and side setback to 2.67' for a proposed seven car garage in the rear of a three-story seven dwelling unit building; an additional variation was granted to the subject property in Cal. No. 353-22-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 11/21, 2022.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Galiley Holding, LLC *

Cal. No.: 353-22-Z

APPEARANCE FOR: Timothy Barton

MINUTES OF MEETING:

October 21, 2022

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2820 W. Lyndale Avenue

NATURE OF REQUEST: Application for a variation to reduce the rear yard open space from the required 456 square feet to zero for a proposed seven-car detached garage in the rear of a three-story, seven dwelling unit building.

ACTION OF BOARD - VARIATION GRANTED

THE VOTE

ZBA

NOV 21 2022

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ZURICH ESPOSITO
ANN MACDONALD
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
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 October 21, 2022 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on October 6, 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 seven-car detached garage in the rear of a three-story, seven dwelling unit building; an additional variation was granted to the subject property in Cal. No. 352-22-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 11/21, 2022.

*Amended at Hearing

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Nikola Zlatkovic

Cal. No.: 354-22-Z

APPEARANCE FOR: Timothy Barton

MINUTES OF MEETING:

October 21, 2022

APPEARANCE AGAINST: None

PREMISES AFFECTED: 838 N. Hermitage Avenue

NATURE OF REQUEST: Application for a variation to reduce the south side setback from 3.25' to 2.5' (opposite street side setback); reduce the rear setback from 39' to 4', for a proposed construction of a one-story, open stair accessing a new additional dwelling unit coach house over a new detached three-car garage accessory to the existing three-story, four dwelling unit building.

ACTION OF BOARD - VARIATION WITHDRAWN

THE VOTE

ZBA

NOV 21 2022

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ZURICH ESPOSITO
ANN MACDONALD
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Board of Education of the City of Chicago **Cal. No.:** 355-22-Z
APPEARANCE FOR: Scott Borstein **MINUTES OF MEETING:**
 October 21, 2022
APPEARANCE AGAINST: None
PREMISES AFFECTED: 1518 W. Granville Avenue

NATURE OF REQUEST: Application for a variation to reduce the west side setback from the required 27.6' to 6.71', for the installation of new fixed benches and bridge at a proposed artificial turf play area accessory to an existing two and four-story school use building.

ACTION OF BOARD - VARIATION GRANTED

THE VOTE

ZBA

 NOV 21 2022

 CITY OF CHICAGO
 ZONING BOARD
 OF APPEALS

BRIAN SANCHEZ
 ZURICH ESPOSITO
 ANN MACDONALD
 SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
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 October 21, 2022 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on October 6, 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 west side setback to 6.71', for the installation of new fixed benches and bridge at a proposed artificial turf play area accessory to an existing two and four-story school use 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 11/21, 2022.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Anat Madanes

Cal. No.: 356-22-Z

APPEARANCE FOR: Talar Berberian

MINUTES OF MEETING:

October 21, 2022

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1810 N. Orleans Street

NATURE OF REQUEST: Application for a variation to reduce the south setback from the required 2.88' to zero (north to be 2.67'), combined side setback from 7.2' to 2.67', rear setback from 35' to 2.5' for a new side second story bay addition, new rear third story dormer additions, one side open parking space on concrete pad accessed from the alley, new 6'* tall wood fence at the existing three-story, single family residence that is being converted to a three-story with basement building by lowering the basement floor level and converting a portion of the existing attic to a habitable third story.

ACTION OF BOARD - VARIATION GRANTED

THE VOTE

ZBA

NOV 21 2022

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ZURICH ESPOSITO
ANN MACDONALD
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
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 October 21, 2022 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on October 6, 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 setback to zero (north to be 2.67'), combined side setback to 2.67', rear setback to 2.5' for a new side second story bay addition, new rear third story dormer additions, one side open parking space on concrete pad accessed from the alley, new 6'* tall wood fence at the existing three-story, single family residence that is being converted to a three-story with basement building by lowering the basement floor level and converting a portion of the existing attic to a habitable third story; Ms. Sachi Maria Kubo, of 1806 N. Orleans Avenue, entered her appearance at the remote public hearing and after having her questions answered by the applicant's attorney, testified that she not object to the application; 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.

Page 16 of 67

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 11/21, 2022.

*Amended at Hearing

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: The Herbal Care Center, Inc. Cal. No.357-22-S

APPEARANCE FOR: Liz Butler **MINUTES OF MEETING:**

October 21, 2022

APPEARANCE AGAINST: None

PREMISES AFFECTED: 222-24 S. Halsted Street

NATURE OF REQUEST: Application for a special use to expand an existing adult use cannabis dispensary to the basement of the existing building.

ACTION OF BOARD – APPLICATION APPROVED

ZBA

NOV 21 2022

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ZURICH ESPOSITO
ANN MACDONALD
SAM TOIA

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
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 October 21, 2022 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on October 6, 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 expand an existing adult use cannabis dispensary to the basement of the existing building; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony 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, The Herbal Care Center, Inc.; (2) all on-site customer queuing occurs within the building; (3) the expansion is consistent with the design and layout of the Basement and First Floor Security Plans, dated October 16, 2022, prepared by SMG Security; and (4) the elevations and site remain consistent with the previously approved plans, dated November 18, 2020, prepared by Studio ARQ (ref: ZBA# 396-22-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 11/21, 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

DEC 19 2022

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

After School Matters, Inc.

APPLICANT

358-22-S

**3401-3435 North Cicero Avenue
4758-4774 West Roscoe Street**

CALENDAR NUMBER

PREMISES AFFECTED

October 21, 2022

HEARING DATE

ACTION OF BOARD

THE VOTE

The application for the special use is approved.

AFFIRMATIVE NEGATIVE ABSENT

Brian Sanchez, Acting
Chairman
Zurich Esposito
Ann MacDonald
Sam Toia

**FINDINGS OF THE ZONING BOARD OF APPEALS
IN THE MATTER OF THE SPECIAL USE APPLICATION FOR 3401-3435
NORTH CICERO AVENUE/4758-4774 WEST ROSCOE STREET BY AFTER
SCHOOL MATTERS, INC.**

I. BACKGROUND

After School Matters, Inc. (the "Applicant") submitted a special use application for 3401-35 N. Cicero Ave./4758-74 W. Roscoe St. (the "subject property"). The subject property is zoned C2-1 and is improved with an existing community center. The Applicant currently operates the community center pursuant to a special use granted by the ZONING BOARD OF APPEALS in 2016. The community center provides after school programming to teenagers. The subject property includes a renovated 36,000-square foot building and a one-story 2,240 square foot garage and an adjacent parking lot with 38 parking spaces. The Applicant proposed to renovate the garage and expand the community center into the garage to use that area for continued programming. Because of this change in function of an existing special use, the Applicant was required to comply with Section 17-13-0910 of the Chicago Zoning Ordinance, which reads as follows:

17-13-0910 Amendments to Special Uses. A change or increase in the area, bulk or function of any existing special use, or from those conditions specified by the Zoning Board of Appeals at the time of approval, will

constitute and be deemed the same as a new special use and will require special use approval pursuant to all procedures of this section.

In accordance with Section 17-13-0903 of the Chicago Zoning Ordinance, the Zoning Administrator of the City's Department of Planning and Development (the "Zoning Administrator" and the "Department") recommended approval of the proposed special use provided that: (1) the special use was issued solely to the Applicant; (2) the expansion was consistent with the design and layout of the site landscape plan dated August 8, 2016, plant list and details and overall site plan dated August 3, 2016, and architectural site plan garage area, first floor and demo plans garage only and exterior elevations garage only, dated October 29, 2021, all prepared by Eckenhoff Saunders Architects; and (3) the principal building floor plans and elevations remain consistent with the first floor plan dated June 3, 2016, the second through fourth floor plans dated June 27, 2016 and the elevations dated June 24, 2016, all prepared by Eckenhoff Saunders Architects.

II. PUBLIC HEARING

A. The Hearing

The ZONING BOARD OF APPEALS held a remote public hearing¹ on the Applicant's special use application at its regular meeting held on October 21, 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*. In accordance with the ZONING BOARD OF APPEALS' Rules of Procedure (eff. August 20, 2021), the Applicant had submitted its proposed Findings of Fact. The Applicant's general counsel, Ms. Mischelle Causey-Drake, and attorney, Ms. Amy Degnan were present. The Applicant's architect Mr. Mark Parrucci and its MAI certified real estate appraiser Mr. Terrence O'Brien were also present. Ms. Rosa Perez was present and in opposition to 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).²

The Applicant's attorney Ms. Amy Degnan provided an overview of the application.

The Applicant's general counsel, Ms. Mischelle Causey-Drake offered testimony in support of the application.

The Applicant's architect Mr. Mark Parrucci offered testimony in support of the application.

The Applicant's real estate appraiser Terrence O'Brien offered testimony in support of the application.

Chairman Sanchez read into the record the Zoning Administrator's recommendation.

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

² 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 Chairman Sanchez's questioning, Ms. Causey-Drake offered further testimony.

Ms. Rosa Perez, of 4754 West Roscoe St., offered testimony in opposition to the application.

In response to Ms. Perez's objection, Ms. Degnan made statements and Ms. Causey-Drake provided further testimony.

Ms. Perez offered further testimony.

In response, Ms. Degnan made further statements and Ms. Causey-Drake provided further testimony.

Mr. Parrucci also provided further testimony.

Ms. Degnan made a brief closing statement.

B. Criteria for a Special Use

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

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 special use pursuant to Section 17-13-0905-A of the Chicago Zoning Ordinance:

1. *The proposed special use complies with all applicable standards of the Chicago Zoning Ordinance.*

The subject property is located in a C2-1 zoning district, which is a Motor Vehicle Related Commercial District³. A community center requires a special use in a C2 district.⁴ The Applicant is seeking no other relief from the Chicago Zoning Ordinance; that is, the Applicant is not seeking any changes to the bulk

³ See Section 17-3-0106-A of the Chicago Zoning Ordinance.

⁴ See Section 17-3-0207(I)(1) of the Chicago Zoning Ordinance.

and density standards of the C2 district. It is only the special use that brings the Applicant before the ZONING BOARD OF APPEALS. Since the ZONING BOARD OF APPEALS has decided to grant the special use to the Applicant, the Applicant's proposed special use therefore complies with all applicable standards of the Chicago Zoning Ordinance.

- 2. The proposed special use is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of the neighborhood or community.*

The proposed special use is in the interest of the public convenience because it will allow the Applicant to continue to provide the public with a community center with additional services to local teens looking to further their skills after school.

The proposed special use will not have a significant adverse impact on the general welfare of the neighborhood or community. As set forth in Mr. O'Brien's report the proposed expansion into the garage is not a significant addition to the existing facility, yet it will allow the Applicant to provide additional programming opportunities to the community, including urban gardening, welding, bicycle repair, and other STEM educational disciplines. Furthermore, uses allowed under the C2-1 zoning classification are more intense than those proposed by the Applicant. While the ZONING BOARD OF APPEALS appreciates Ms. Perez's objection with respect to traffic concerns surrounding pick up and drop off, the ZONING BOARD OF APPEALS does not believe that the repurposing of an underutilized space of a community center that has been in operation since 2016 will impact current traffic patterns or generate additional traffic. Moreover, both curb cuts to the entrance and exit of the community center are on Cicero Avenue. There is only a pedestrian entrance/exit off of W. Roscoe Street. Ms. Degnan reiterated that Applicant has previously and will continue to proactively reach out to parents and students to ensure that vehicular pick up and drop off only occur within the confines of the parking lot.

- 3. The proposed special use is compatible with the character of the surrounding area in terms of site planning and building scale and project design.*

The subject property is currently improved with a community center. The existing garage building will be repurposed to accommodate courses that cannot be offered in the main building. The existing buildings on site are compatible with the character of the surrounding area and there will be minimal construction or change to the exterior of the existing garage.

- 4. The proposed special use is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise and traffic generation.*

The proposed special use is for the renovation and repurposing of the community center's underutilized garage. The Applicant is not changing the community center's hours of operation and therefore noise and traffic generation will similarly remain unchanged. The hours of operation, 8:00am to 8:30pm Monday through Sunday are substantially less than many existing businesses and commercial uses located along Cicero Avenue. Any additional outdoor lighting will be designed so as not to allow excessive spillage onto adjoining properties. Based on all this, the ZONING BOARD OF APPEALS finds that the proposed special use is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise and traffic generation.

5. *The proposed special use is designed to promote pedestrian safety and comfort.*

The subject property has two existing buildings. The primary building received a special use for a community center in 2016. The expansion into the garage will not change current access to the subject property. The design of the proposed special use utilizes existing curb cuts located along Cicero Avenue and will have no additional impact upon pedestrian safety and comfort. The ZONING BOARD OF APPEALS therefore finds that the proposed special use is designed to promote pedestrian safety and comfort.

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 special use pursuant to Section 17-13-0905-A Chicago Zoning Ordinance.

The ZONING BOARD OF APPEALS hereby approves the Applicant's application for a special use, and pursuant to the authority granted to the ZONING BOARD OF APPEALS by Section 17-13-0906 of the Chicago Zoning Ordinance, the Zoning Administrator is authorized to permit said special use subject to the following conditions:

1. The special use shall be issued solely to the Applicant;
2. The expansion shall be consistent with the design and layout of the site landscape plan dated August 8, 2016, plant list and details and overall site plan date August 3, 2016, and architectural site plan garage area, first floor and demo plans garage only and exterior elevations garage only, dated October 29, 2021, all prepared by Eckenhoff Saunders Architects; and
3. The principal building floor plans and elevations shall remain consistent with the first floor plan dated June 3, 2016, the second through fourth floor plans dated

June 27, 2016 and the elevations dated June 24, 2016, all prepared by Eckenhoff
Saunders Architects.

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

APPROVED AS TO SUBSTANCE

By: 
Brian Sanchez, Acting Chairman

I, Janine Klich-Jensen, staff person for the ZONING BOARD OF APPEALS, certify
that I caused this to be placed in the USPS mail, postage prepaid, on 12/19,
2022.


Janine Klich-Jensen

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

APPLICANT: Andre P. Anthony d/b/a Success Barber Salon Cal. No.359-22-S

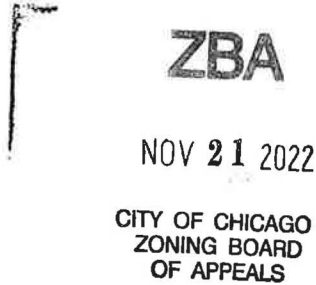
APPEARANCE FOR: Blake Horwitz **MINUTES OF MEETING:**
October 21, 2022

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3951 S. Dr. Martin Luther King Jr. Drive

NATURE OF REQUEST: Application for a special use to establish a body art service facility (scalp micropigmentation).

ACTION OF BOARD – APPLICATION APPROVED



ZBA
NOV 21 2022
CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ZURICH ESPOSITO
ANN MACDONALD
SAM TOIA

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

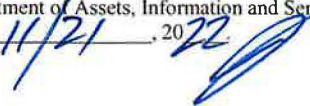
WHEREAS, a remote public hearing was held, in accordance with Section 7(e) of the Open Meetings Act, 5 ILCS 120/1 et seq., on this application by the Zoning Board of Appeals at its regular meeting held on October 21, 2022 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on October 6, 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 body art service facility (scalp micropigmentation); 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 11/21, 2022



APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Build, Inc. Cal. No.360-22-S
APPEARANCE FOR: Steve Friedland **MINUTES OF MEETING:**
October 21, 2022
APPEARANCE AGAINST: None
PREMISES AFFECTED: 5100 W. Harrison Street

NATURE OF REQUEST: Application for a special use to expand an existing community center with a proposed third floor addition above the gymnasium with a fifty-three-car parking lot.

ACTION OF BOARD – APPLICATION APPROVED

ZBA

NOV 21 2022

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ZURICH ESPOSITO
ANN MACDONALD
SAM TOIA

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
RECUSED		
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 October 21, 2022 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on October 6, 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 expand an existing community center with a proposed third floor addition above the gymnasium with a fifty-three-car parking lot; 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: the special use is issued solely to the applicant, Build, Inc., and the development is consistent with the design and layout of the plans and drawings dated June 3, 2022, prepared by Landon Bone Barker Architects.

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 11/21, 2022

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Advent properties, LLC Series 2345 Cal. No.361-22-S

APPEARANCE FOR: Nicholas Ftikas **MINUTES OF MEETING:**

October 21, 2022

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3200-08 N. Kostner Avenue

NATURE OF REQUEST: Application for a special use to establish residential use below the second floor for a proposed five-story, thirty dwelling unit building with an attached thirty car garage.

ACTION OF BOARD – APPLICATION APPROVED

ZBA
NOV 21 2022
CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ZURICH ESPOSITO
ANN MACDONALD
SAM TOIA

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
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 October 21, 2022 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on October 6, 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 residential use below the second floor for a proposed five-story, thirty dwelling unit building with an attached thirty car garage; a variation was also granted to the subject property in Cal. No. 362-22-Z; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony 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: the development is consistent with the design and layout of the Site Plan, dated October 20, 2022, prepared by Hannah Architects, Inc.

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 11/21, 2022

APPROVED AS TO SUBSTANCE

CHAIRMAN

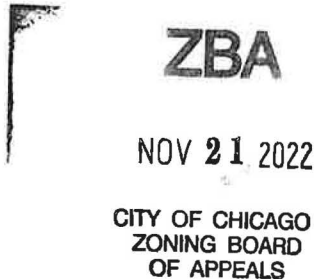
ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Advent Properties, LLC Series 2345 **Cal. No.:** 362-22-Z
APPEARANCE FOR: Nicholas Ftikas **MINUTES OF MEETING:** October 21, 2022
APPEARANCE AGAINST: None
PREMISES AFFECTED: 3200-08 N. Kostner Avenue

NATURE OF REQUEST: Application for a variation to eliminate the one required loading space for a proposed five-story, thirty dwelling unit building with an attached thirty car garage.

ACTION OF BOARD - VARIATION GRANTED

THE VOTE



BRIAN SANCHEZ
 ZURICH ESPOSITO
 ANN MACDONALD
 SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
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 October 21, 2022 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on October 6, 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 eliminate the one required loading space for a proposed five-story, thirty dwelling unit building with an attached thirty car garage; a special use was also approved at the subject property in Cal. No. 361-22-S; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

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

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 11/21, 2022.

APPROVED AS TO SUBSTANCE

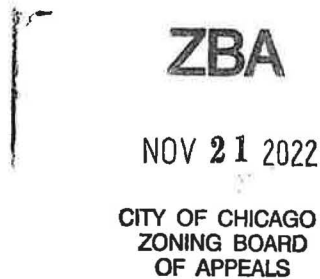
CHAIRMAN

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

APPLICANT: Rogers Park Holdings, LLC Cal. No.363-22-S
APPEARANCE FOR: Nicholas Ftikas **MINUTES OF MEETING:**
October 21, 2022
APPEARANCE AGAINST: None
PREMISES AFFECTED: 629 W. Lake Street

NATURE OF REQUEST: Application for a special use to reduce the required parking spaces from thirty-four to two for a proposed eight-story, forty-nine dwelling unit building with ground floor retail use.

ACTION OF BOARD – APPLICATION APPROVED



THE VOTE

BRIAN SANCHEZ
 ZURICH ESPOSITO
 ANN MACDONALD
 SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
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 October 21, 2022 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on October 6, 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 reduce the required parking spaces from thirty-four to two for a proposed eight-story, forty-nine dwelling unit building with ground floor retail use; a variation was also granted to the subject property in Cal. No. 364-22-Z; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony 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: the development is consistent with the design and layout of the plans and drawings, dated October 3, 2022, prepared by Axios Architects and Consultants.

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 11/21, 2022

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Rogers Park Holdings, LLC

Cal. No.: 364-22-Z

APPEARANCE FOR: Nicholas Ftikas

MINUTES OF MEETING:

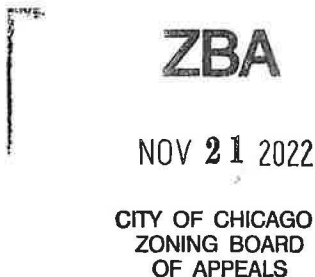
October 21, 2022

APPEARANCE AGAINST: None

PREMISES AFFECTED: 629 W. Lake Street

NATURE OF REQUEST: Application for a variation to reduce the rear setback on floors containing dwelling units from the required 30' to 0.12' for a proposed eight-story, forty-nine dwelling unit building with ground floor retail use.

ACTION OF BOARD - VARIATION GRANTED



BRIAN SANCHEZ
ZURICH ESPOSITO
ANN MACDONALD
SAM TOIA

THE VOTE

Table with 3 columns: AFFIRMATIVE, NEGATIVE, ABSENT. Rows show 'X' marks under AFFIRMATIVE for each name.

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 October 21, 2022 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on October 6, 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 on floors containing dwelling units to 0.12' for a proposed eight-story, forty-nine dwelling unit building with ground floor retail use; a special use was also approved at the subject property in Cal. No. 363-22-S; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

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

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 11/21/22.

APPROVED AS TO SUBSTANCE
[Signature]
CHAIRMAN

**ZONING BOARD OF APPEALS
CITY OF CHICAGO**

City Hall Room 905
121 North LaSalle Street
Chicago, Illinois 60602
TEL: (312) 744-3888



ZBA

DEC 19 2022

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

Dobbington, LLC & 2610 Seminary, LLC
APPLICANTS

365-22-Z
CALENDAR NUMBER

1106 West Wrightwood Avenue
PREMISES AFFECTED

October 21, 2022
HEARING DATE

ACTION OF BOARD

THE VOTE

The application for the variation is approved.

Brian Sanchez, Acting
Chairman
Ann MacDonald
Zurich Esposito
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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**FINDINGS OF THE ZONING BOARD OF APPEALS
IN THE MATTER OF THE VARIATION APPLICATION FOR 1106 WEST
WRIGHTWOOD AVENUE BY DOBBINGTON, LLC & 2610 SEMINARY, LLC**

I. BACKGROUND

Dobbington, LLC and 2610 Seminary, LLC (the “Applicants”) submitted a variation application for 1106 West Wrightwood Avenue (the “subject property”). The subject property is located in a RT-4 Residential Two-Flat, Townhouse and Multi-Unit District. The Applicant is currently constructing a three-story single-family residence with an attached garage on the subject property. In order to obtain building permits for this construction, the Applicants sought and received a variation to reduce the rear setback.¹ The subject property is an irregularly shaped L-shaped lot with frontages on both West Wrightwood Avenue and North Seminary. The front of the residence is located on West Wrightwood Avenue while ingress/egress to the garage occurs off of North Seminary. The Applicants proposed to amend their building permits so that a second-story addition could be constructed over the garage (the “proposed addition”). This proposed addition would be a separate dwelling unit and turn the residence into a two-dwelling unit building. A two-dwelling unit building is allowed under the RT-4 zoning. However, in order to permit the addition itself, the Applicants sought a variation to reduce the rear setback from the required 37.34 feet to 7.12 feet.

II. PUBLIC HEARING

¹ Such variation was granted by the ZONING BOARD OF APPEALS on December 24, 2018, in Board Cal. No. 597-18-Z.

A. The Hearing

The ZONING BOARD OF APPEALS held a remote public hearing² on the Applicants' variation application at its regular meeting held on October 21, 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*. In accordance with the ZONING BOARD OF APPEALS' Rules of Procedure (eff. August 20, 2021), the Applicants submitted their proposed Findings of Fact. The manager of Dobbington, LLC (and the representative of the Applicants at the hearing) Mr. David Davidson and the Applicants' attorney Mr. Nick Ftikas were present. The Applicant's project architect Mr. Scott Fortman was present (Mr. Nick Peterson from the architectural office was also present). Mr. Ed Nicewick and Ms. Ann McCrossan were present and in opposition to the application. The representative of the 43rd ward alderman (the "Alderman") Mr. Taylor Nesse was present to convey the Alderman's position. 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).³

The Alderman's representative Mr. Taylor Nesse conveyed that the Alderman had no opposition to the Applicants' application.

The Applicants' attorney Mr. Nick Ftikas provided an overview of the application.

The Applicants' representative Mr. David Davidson offered testimony in support of the application.

The Applicants offered the testimony of their architect Mr. Scott Fortman in support of the application.

In response to questions by the ZONING BOARD OF APPEALS, Mr. Ftikas provided clarification.

Mr. Ed Nicewick, of 506 East Washington Ave. Lake Bluff, IL and owner of 1100 West Wrightwood, offered testimony in opposition to the application.

Ms. Ann McCrossan, also of 506 East Washington Avenue Lake Bluff, IL, offered testimony in opposition to the application.

In response to questions by Mr. Nicewick and Ms. McCrossan, Mr. Ftikas provided explanations.

In response to questions by the ZONING BOARD OF APPEALS, Mr. Ftikas provided further explanations and Mr. Nicewick, Ms. McCrossan, Mr. Peterson and Mr. Fortman offered further testimony.

² In accordance with Section 7(e) of the Open Meetings Act, 5 ILCS 120/1 *et seq.*

³ 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 further questions by the ZONING BOARD OF APPEALS, Mr. Ftikas provided further explanations and Mr. Peterson and Mr. Fortman offered further testimony.

Mr. Nesse then offered further testimony.

In response to Mr. Nesse's testimony, Mr. Nicewick and Ms. McCrossan offered further testimony.

Mr. Ftikas then made a brief closing statement.

Ms. McCrossan asked additional questions and Mr. Ftikas provided additional explanations.

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 Applicants' 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-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 proposed addition is compliant with the underlying RT-4 zoning district in that the RT-4 zoning district allows for a second dwelling unit. The proposed addition is also compliant with the Floor Area Ratio ("FAR") with the underlying RT-4 zoning district. However, based on the irregularly L-shaped lot, strict compliance with the regulations and standards of the Chicago Zoning Ordinance would create particular hardships for the subject property in that the back half of the subject property is unbuildable. Further, due to the existing improvements on the subject property (that is, the residence and the garage), strict compliance with the regulations and standards of the Chicago Zoning Ordinance would create particular hardships for the subject property in that the most practical place for an addition is above the garage.

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 addition to be constructed on the subject property. The ZONING BOARD OF APPEALS finds that the proposed addition has been thoughtfully and carefully designed to match the existing improvements in the neighborhood while maintaining plenty of open space. Further, the ZONING BOARD OF APPEALS finds the proposed addition has been designed so that it does not block any light and air to adjacent property. As such, the requested variation is consistent with the stated purpose and intent of the Chicago Zoning Ordinance, specifically by: (1) protecting the character of the established residential neighborhood pursuant to Section 17-1-0503 of the Chicago Zoning Ordinance by ensuring that the improvements on the subject property match the improvements of adjacent and neighboring properties; (2) maintaining orderly and compatible land use patterns pursuant to Section 17-1-0508 of the Chicago Zoning Ordinance by allowing for the construction of the proposed addition off of the garage's existing walls; (3) ensuring adequate light, air, privacy and access to property pursuant to Section 17-1-0509 as can be seen

when comparing the plans and drawings with the photographs and maps of the neighborhood; (4) maintaining a range of housing choices and options pursuant to Section 17-1-0512 of the Chicago Zoning Ordinance by allowing a second dwelling unit on the subject property; and (5) accommodating growth and development pursuant to Section 17-1-0514 of the Chicago Zoning Ordinance by allowing a thoughtfully designed second dwelling unit to be added to the current residence.

After careful consideration of the evidence, testimony and the entire record, including the Applicants' proposed Findings of Fact, the ZONING BOARD OF APPEALS hereby makes the following findings with reference to the Applicants' 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.*

The managers of the Applicants intend to occupy one of the units at the subject property while allowing a family member to live in the proposed addition. As such, the ZONING BOARD OF APPEALS finds that in this instance, reasonable return in this instance is in terms of livability of the subject property. Due to the irregular L-shaped nature of the subject property, a second dwelling unit cannot be added to the residence as the back half of the subject property is (without a variation) unbuildable. This drastically affects the livability of the subject property and, as such, renders the property unable to 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 particular hardships facing the subject property, that is: the irregular L-shape of the subject property to be a unique circumstance not generally applicable to other residential properties. The ZONING BOARD OF APPEALS further finds the practical difficulties facing the subject property, that is: the existing residence and garage to also be a unique circumstance not general applicable to other residential properties.

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 the proposed addition, 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 the pattern of other single family and multi-unit residential properties in the neighborhood. In particular, the ZONING

BOARD OF APPEALS commends the architect for his thoughtful and careful design.

After careful consideration of the evidence, testimony and the entire record, including the Applicants' proposed Findings of Fact, the ZONING BOARD OF APPEALS hereby makes the following findings with reference to the Applicants' 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.*

Due to the irregular L-shaped nature of the subject property, if the strict letter of the Chicago Zoning Ordinance were carried out, the Applicant would not be able to construct the proposed addition. The ZONING BOARD OF APPEALS finds this to be a particular hardship upon the Applicants.

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 shape of the subject property and the existing improvements on the subject property are conditions not applicable, generally, to other properties within the RT-4 zoning classification.

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

The subject property has the requisite underlying zoning and FAR for two-dwelling units. However, due to the subject property's irregular L-shape, the back half of the subject property is unbuildable under the Chicago Zoning Ordinance. That is, without a variation, a consequential area of the rear of the property would be unbuildable. The purpose of the variation is to overcome this so that the proposed addition may be built. As such, the variation is not based exclusively upon a desire to make more money out of the subject property but rather to construct an otherwise allowed second dwelling unit on the subject property in a way that unobtrusively follows the building lines of the garage and is in harmony with the surrounding improvements in the neighborhood.

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

The subject property was in its current configuration when the Applicants applied for and received the variation to build the residence and the garage.

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 Applicants to construct the proposed addition along the existing foundation and walls of the garage. As can be seen by comparing the plans and drawings of the proposed addition with photographs of the neighborhood, the proposed addition will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood. On the contrary, the ZONING BOARD OF APPEALS finds that the proposed addition has been thoughtfully and carefully designed to be in harmony with other improvements.

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. As can be seen from comparing the plans and drawings of the proposed addition with photographs of the neighborhood (as well as the plat of survey), the proposed addition will not impair an adequate supply of light and air to adjacent properties. Additionally, the proposed design maintains over 900 square feet of open space at the rear of the property, and there is still 24 feet of open space between the rear of the buildings at 1100 and 1102 Wrightwood and the Applicant's proposed addition. The variation will not increase the danger of fire or endanger the public safety because the project will be permitted and comply with the requirements for residential occupancy of the multi-unit buildings. The variation will not substantially increase congestion in the public streets because the property maintains three off-street parking spaces in the garage which would serve both residential units. Finally, as the variation will allow for the subject property to be improved in a manner consistent with other improvements in the neighborhood, the variation will not substantially diminish or impair property values within the neighborhood.

IV. CONCLUSION

For all of these reasons, the ZONING BOARD OF APPEALS finds that the Applicants have proved their case by evidence, testimony and the entire record, including the Applicants' 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.

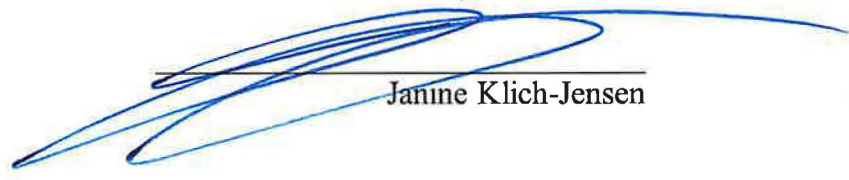
The ZONING BOARD OF APPEALS hereby approves the Applicants' application for a variation, and the Zoning Administrator is authorized to permit said variation.

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: 
Brian Sanchez, Acting Chairman

I, Janine Klich-Jensen, staff person for the ZONING BOARD OF APPEALS, certify that I caused this to be placed in the USPS mail, postage prepaid, on 12/19, 2022.


Janine Klich-Jensen

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

APPLICANT: EXBUD, LLC **Cal. No.:** 366-22-Z
APPEARANCE FOR: Nicholas Ftikas **MINUTES OF MEETING:**
October 21, 2022
APPEARANCE AGAINST: None
PREMISES AFFECTED: 4543 S. Ellis Avenue

NATURE OF REQUEST: Application for a variation to relocate the required 390 square feet of rear yard open space to the car port roof deck for a proposed three-story, six dwelling unit building and three car carport with roof top deck.

ACTION OF BOARD - VARIATION GRANTED

ZBA

 NOV 21 2022

 CITY OF CHICAGO
 ZONING BOARD
 OF APPEALS

BRIAN SANCHEZ
 ZURICH ESPOSITO
 ANN MACDONALD
 SAM TOIA

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
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 October 21, 2022 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on October 6, 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 relocate the required 390 square feet of rear yard open space to the car port roof deck for a proposed three-story, six dwelling unit building and three car carport with roof top deck; four additional variations were granted to the subject property in Cal. Nos. 367-22-Z, 368-22-Z, 369-22-Z, and 370-22-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 11/21, 2022.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: EXBUD, LLC
APPEARANCE FOR: Nicholas Ftikas
APPEARANCE AGAINST: None
PREMISES AFFECTED: 4543 S. Ellis Avenue

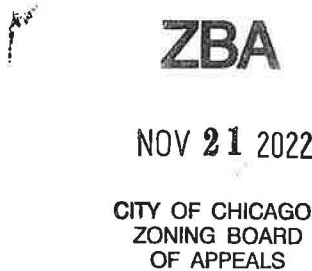
Cal. No.: 367-22-Z

MINUTES OF MEETING:
October 21, 2022

NATURE OF REQUEST: Application for a variation to reduce the combined side yard setback from the required 7' to zero for a proposed three-story, six dwelling unit building and three-car carport with roof top deck.

ACTION OF BOARD - VARIATION GRANTED

THE VOTE



BRIAN SANCHEZ
ZURICH ESPOSITO
ANN MACDONALD
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
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 October 21, 2022 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on October 6, 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 combined side yard setback to zero for a proposed three-story, six dwelling unit building and three-car carport with roof top deck; four additional variations were granted to the subject property in Cal. Nos. 366-22-Z, 368-22-Z, 369-22-Z, and 370-22-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 11/21, 2022.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: EXBUD, LLC
APPEARANCE FOR: Nicholas Ftikas
APPEARANCE AGAINST: None
PREMISES AFFECTED: 4543 S. Ellis Avenue

Cal. No.: 368-22-Z

MINUTES OF MEETING:
October 21, 2022

NATURE OF REQUEST: Application for a variation to increase the maximum height from 38' to 41.08' for a proposed three-story, six dwelling unit building and a three-car carport with roof top deck.

ACTION OF BOARD - VARIATION GRANTED

THE VOTE

ZBA
NOV 21 2022
CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ZURICH ESPOSITO
ANN MACDONALD
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
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 October 21, 2022 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on October 6, 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 maximum height to 41.08' for a proposed three-story, six dwelling unit building and a three-car carport with roof top deck; four additional variations were granted to the subject property in Cal. Nos. 366-22-Z, 367-22-Z, 369-22-Z, and 370-22-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 11/21/22.

APPROVED AS TO SUBSTANCE
[Signature]
CHAIRMAN

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

APPLICANT: EXBUD, LLC

APPEARANCE FOR: Nicholas Ftikas

APPEARANCE AGAINST: None

PREMISES AFFECTED: 4543 S. Ellis Avenue

Cal. No.: 369-22-Z

MINUTES OF MEETING:
October 21, 2022

NATURE OF REQUEST: Application for a variation to reduce the number of required parking spaces from six to five for a proposed three-story, six dwelling unit building and three-car carport with roof top deck.

ACTION OF BOARD - VARIATION GRANTED

THE VOTE

ZBA

NOV 21 2022

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ZURICH ESPOSITO
ANN MACDONALD
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
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 October 21, 2022 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on October 6, 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 number of required parking spaces to five for a proposed three-story, six dwelling unit building and three-car carport with roof top deck; four additional variations were granted to the subject property in Cal. Nos. 366-22-Z, 367-22-Z, 368-22-Z, and 370-22-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 11/21, 2022.

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: EXBUD, LLC
APPEARANCE FOR: Nicholas Ftikas
APPEARANCE AGAINST: None
PREMISES AFFECTED: 4543 S. Ellis Avenue

Cal. No.: 370-22-Z

MINUTES OF MEETING:
October 21, 2022

NATURE OF REQUEST: Application for a variation to reduce the minimum lot area from the required 6,000 square feet to 5,740 square feet for a proposed three-story, six dwelling unit building and a three-car carport with rooftop deck.

ACTION OF BOARD - VARIATION GRANTED

THE VOTE

ZBA

NOV 21 2022

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ZURICH ESPOSITO
ANN MACDONALD
SAM TOIA

Table with 3 columns: AFFIRMATIVE, NEGATIVE, ABSENT. Rows for Brian Sanchez, Zurich Esposito, Ann Macdonald, 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 October 21, 2022 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on October 6, 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 minimum lot area to 5,740 square feet for a proposed three-story, six dwelling unit building and a three-car carport with rooftop deck; four additional variations were granted to the subject property in Cal. Nos. 366-22-Z, 367-22-Z, 368-22-Z, and 369-22-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 11/21, 2022.

APPROVED AS TO SUBSTANCE
[Signature]
CHAIRMAN

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

APPLICANT: Creative Coworking, LLC

Cal. No.: 371-22-Z

APPEARANCE FOR: Nicholas Ftikas

MINUTES OF MEETING:

October 21, 2022

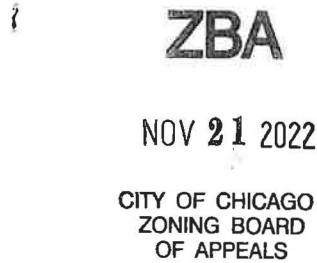
APPEARANCE AGAINST: None

PREMISES AFFECTED: 5940 N. Sheridan Road

NATURE OF REQUEST: Application for a variation to establish a public place of amusement license to provide small events, room rental, ticket sales, shared workspace and meeting space which is within 125' of a residential zoning district.

ACTION OF BOARD - VARIATION GRANTED

THE VOTE



BRIAN SANCHEZ
ZURICH ESPOSITO
ANN MACDONALD
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
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 October 21, 2022 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on October 6, 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 establish a public place of amusement license to provide small events, room rental, ticket sales, shared workspace and meeting space which is within 125' of a residential zoning district; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential 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 11/21, 2022.

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Natalie Maxwell Cal. No.372-22-S

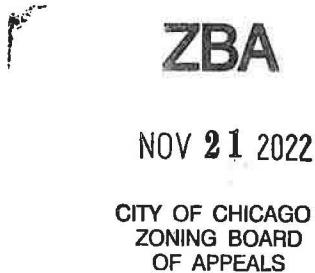
APPEARANCE FOR: Nicholas Ftikas **MINUTES OF MEETING:**
October 21, 2022

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1910 N. California Avenue

NATURE OF REQUEST: Application for a special use to establish residential use below the second floor for a proposed one-story, single-family residence.

ACTION OF BOARD – APPLICATION APPROVED



THE VOTE

BRIAN SANCHEZ
ZURICH ESPOSITO
ANN MACDONALD
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
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 October 21, 2022 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on October 6, 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 residential use below the second floor for a proposed one-story, single-family residence; 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: the development is consistent with the design and layout of the plans and drawings, dated June 14, 2022, prepared by Andrew R. Wang, Licensed Architect.

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 11/21, 2022

APPROVED AS TO SUBSTANCE

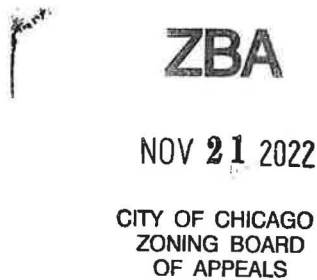
CHAIRMAN

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

APPLICANT: Angels Club Corp. dba Marafet Cal. No.373-22-S
APPEARANCE FOR: Paul Kolpak **MINUTES OF MEETING:**
APPEARANCE AGAINST: None October 21, 2022
PREMISES AFFECTED: 3234 N. Central Avenue

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

ACTION OF BOARD – APPLICATION APPROVED



BRIAN SANCHEZ
 ZURICH ESPOSITO
 ANN MACDONALD
 SAM TOIA

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
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 October 21, 2022 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on October 6, 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 nail salon; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony 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 11/21, 2022.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Buse Acquisition, LLC Cal. No.374-22-S

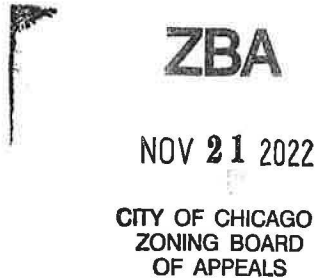
APPEARANCE FOR: Chris Leach **MINUTES OF MEETING:**
October 21, 2022

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2900 W. Belmont Avenue / 3200-10 N. Francisco Avenue

NATURE OF REQUEST: Application for a special use to establish a roof top patio in conjunction with a restaurant which is located on the first floor of an existing three-story mixed-use building.

ACTION OF BOARD – APPLICATION APPROVED



THE VOTE

BRIAN SANCHEZ
ZURICH ESPOSITO
ANN MACDONALD
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
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 October 21, 2022 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on October 6, 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 roof top patio in conjunction with a restaurant which is located on the first 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: the special use is issued solely to the applicant, Buse Acquisition, LLC, and the development is consistent with the design and layout of the plans and drawings dated February 4, 2022, prepared by DXU Architects.

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 11/21, 2022

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: 4911 N. Western, LLC Cal. No.375-22-S

APPEARANCE FOR: Matthew Allee **MINUTES OF MEETING:**
October 21, 2022

APPEARANCE AGAINST: None

PREMISES AFFECTED: 4911 N. Western Avenue

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

ACTION OF BOARD – APPLICATION APPROVED

ZBA

NOV 21 2022

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ZURICH ESPOSITO
ANN MACDONALD
SAM TOIA

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
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 October 21, 2022 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on October 6, 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 residential use below the second floor for a proposed four-story, three dwelling unit building with a detached three car carport; a variation was also granted to the subject property in Cal. No. 376-22-Z; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony 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: the development is consistent with the design and layout of Architectural Site Plan, dated October 20, 2022, the First and Lower Level Floor Plans and the Elevations (3 sheets), dated October 19, 2022, and the Second through Fourth Floor Plans and Roof Plans (2 sheets), dated July 18, 2022, all prepared by JOMX Architecture.

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 11/21, 2022

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: 4911 N. Western Avenue

Cal. No.: 376-22-Z

APPEARANCE FOR: Matthew Allee

MINUTES OF MEETING:
October 21, 2022

APPEARANCE AGAINST: None

PREMISES AFFECTED: 4911 N. Western Avenue

NATURE OF REQUEST: Application for a variation to reduce the minimum lot area per unit from the required 1,000 square feet to 943.32 square feet for a proposed four-story, three dwelling unit building with detached three-car carport.

ACTION OF BOARD - VARIATION GRANTED

ZBA

NOV 21 2022

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ZURICH ESPOSITO
ANN MACDONALD
SAM TOIA

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
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 October 21, 2022 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on October 6, 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 minimum lot area per unit to 943.32 square feet for a proposed four-story, three dwelling unit building with detached three-car carport; a special use was also approved at the subject property in Cal. No. 385-22-S; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that the foresaid variation request be and it hereby is granted subject to the following condition(s): the development is consistent with the design and layout of Architectural Site Plan, dated October 20, 2022, the First and Lower Level Floor Plans and the Elevations (3 sheets), dated October 19, 2022, and the Second through Fourth Floor Plans and Roof Plans (2 sheets), dated July 18, 2022, all prepared by JOMX Architecture.

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 11/21, 2022.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: The Spot Spa Cal. No.377-22-S

APPEARANCE FOR: Carol Brown **MINUTES OF MEETING:** October 21, 2022

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2827 W. Cermak Road

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

ACTION OF BOARD – APPLICATION APPROVED

ZBA

THE VOTE

NOV 21 2022
CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ZURICH ESPOSITO
ANN MACDONALD
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
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 October 21, 2022 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on October 6, 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; 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: the special use is issued solely to the applicant, The Spot Spa, 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 11/21, 2022.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Enjoy Spa, LLC Cal. No.378-22-S

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

October 21, 2022

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1720 W. Belmont Avenue

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

ACTION OF BOARD – APPLICATION APPROVED

ZBA

NOV 21 2022

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

THE VOTE

BRIAN SANCHEZ
ZURICH ESPOSITO
ANN MACDONALD
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
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 October 21, 2022 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on October 6, 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; 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: the special use is issued solely to the applicant, Enjoy Spa, 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 11/21/22.

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: 6617 South Ashland, LLC Cal. No.379-22-S
APPEARANCE FOR: Thomas Moore **MINUTES OF MEETING:** January 20, 2023
APPEARANCE AGAINST: None
PREMISES AFFECTED: 6617 S. Ashland Avenue

NATURE OF REQUEST: Application for a special use to establish residential use below the second floor within an existing two-story building containing six dwelling units on the second story and offices on the first story to convert to ten dwelling units.

ACTION OF BOARD – APPLICATION APPROVED

ZBA

THE VOTE

FEB 22 2022 2023
 CITY OF CHICAGO
 ZONING BOARD
 OF APPEALS
 BRIAN SANCHEZ
 ANGELA BROOKS
 ZURICH ESPOSITO
 SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
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 January 20, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on October 6, 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 residential use below the second floor within an existing two-story building containing six dwelling units on the second story and offices on the first story to convert to ten dwelling units; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony has offered that the use complies with all the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s) provided: the development is consistent with the design and layout of the plans and drawings, dated October 20, 2022, prepared by PMPC Architects.

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 2/22/23

2nd mailing 5/4/23

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Mike and Rebecca Simanek

Cal. No.: 380-22-Z

APPEARANCE FOR: Thomas Moore

MINUTES OF MEETING:
October 21, 2022

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2683 N. Burling Street

NATURE OF REQUEST: Application for a variation to reduce the rear setback from the required 29.56' to 22.11' for a proposed new open steel access bridge connecting the existing three-story single-family residence to the existing two-car garage with roof deck.

ACTION OF BOARD - VARIATION GRANTED

ZBA

NOV 21 2022

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ZURICH ESPOSITO
ANN MACDONALD
SAM TOIA

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
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 October 21, 2022 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on October 6, 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 22.11' for a proposed new open steel access bridge connecting the existing three-story single-family residence to the existing two-car garage with roof deck; an additional variation was granted to the subject property in Cal. No. 381-22-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 11/21, 2022

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Mike and Rebecca Simanek

Cal. No.: 381-22-Z

APPEARANCE FOR: Thomas Moore

MINUTES OF MEETING:
October 21, 2022

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2683 N. Burling Street

NATURE OF REQUEST: Application for a variation to locate the required 171.6 square feet of rear yard open space to the existing garage roof deck for a proposed steel access bridge to connect the three-story, single-family residence to the existing detached garage with roof deck.

ACTION OF BOARD - VARIATION GRANTED

THE VOTE

ZBA

NOV 21 2022

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ZURICH ESPOSITO
ANN MACDONALD
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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X		

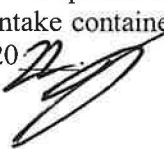
WHEREAS, a remote public hearing was held, in accordance with Section 7(e) of the Open Meetings Act, 5 ILCS 120/1 et seq., on this application by the Zoning Board of Appeals at its regular meeting held on October 21, 2022 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on October 6, 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 locate the required 171.6 square feet of rear yard open space to the existing garage roof deck for a proposed steel access bridge to connect the three-story, single-family residence to the existing detached garage with roof deck; an additional variation was granted to the subject property in Cal. No. 380-22-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 11/21, 2022.



APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Dickens 1950, LLC

Cal. No.382-22-S

APPEARANCE FOR: Thomas Moore

MINUTES OF MEETING:
October 21, 2022

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1948-50 W. Dickens Avenue

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

ACTION OF BOARD – APPLICATION APPROVED

ZBA

THE VOTE

NOV 21 2022

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ZURICH ESPOSITO
ANN MACDONALD
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
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 October 21, 2022 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on October 6, 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 residential use below the second floor for a proposed four-story, five dwelling unit building; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony 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: the development is consistent with the design and layout of the plans and drawings, dated October 19, 2022, prepared by Craft Architecture.

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 11/21, 2022.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Five Thirty One Partners, LLC **Cal. No.:** 383-22-Z

APPEARANCE FOR: Thomas Moore **MINUTES OF MEETING:**
October 21, 2022

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1605-07 N. Normandy Avenue / 6650-52 W. North Avenue

NATURE OF REQUEST: Application for a variation to reduce the rear setback from the required 30' to 17' for a proposed four-story, thirty dwelling unit building with a forty-five-car garage at ground floor.

ACTION OF BOARD - VARIATION GRANTED

THE VOTE

ZBA

NOV 21 2022

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ZURICH ESPOSITO
ANN MACDONALD
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
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 October 21, 2022 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on October 6, 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 17' for a proposed four-story, thirty dwelling unit building with a forty-five-car garage at ground floor; an additional variation was granted to the subject property in Cal. No. 384-22-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 11/21, 2022.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Five Thirty One Partners, LLC **Cal. No.:** 384-22-Z

APPEARANCE FOR: Thomas Moore **MINUTES OF MEETING:**
October 21, 2022

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1605*-07 N. Normandy Avenue / 6650-52 W. North Avenue

NATURE OF REQUEST: Application for a variation to reduce the off-street loading space from the required one to zero for a proposed four-story, thirty dwelling unit building with forty-five car garage at ground floor.

ACTION OF BOARD - VARIATION GRANTED

THE VOTE

ZBA

NOV 21 2022

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ZURICH ESPOSITO
ANN MACDONALD
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
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 October 21, 2022 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on October 6, 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 off-street loading space to zero for a proposed four-story, thirty dwelling unit building with forty-five car garage at ground floor; an additional variation was granted to the subject property in Cal. No. 383-22-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 11/21, 2022.

*Amended at Hearing

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Five Thirty One Partners, LLC **Cal. No.:** 385-22-Z

APPEARANCE FOR: Thomas Moore **MINUTES OF MEETING:** October 21, 2022

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1604-06 N. Natoma Avenue / 6638-40 W. North Avenue

NATURE OF REQUEST: Application for a variation to reduce the rear yard setback from the required 30' to 17' for a proposed four-story, twenty-nine dwelling unit building with a forty-five-car garage at ground floor.

ACTION OF BOARD - VARIATION GRANTED

THE VOTE

ZBA

NOV 21 2022

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ZURICH ESPOSITO
ANN MACDONALD
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
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 October 21, 2022 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on October 6, 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 setback to 17' for a proposed four-story, twenty-nine dwelling unit building with a forty-five-car garage at ground floor; an additional variation was granted to the subject property in Cal. No. 386-22-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 11/21, 2022.

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Five Thirty One Partners, LLC **Cal. No.:** 386-22-Z

APPEARANCE FOR: Thomas Moore **MINUTES OF MEETING:**
October 21, 2022

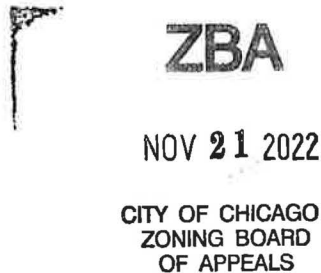
APPEARANCE AGAINST: None

PREMISES AFFECTED: 1604-06 N. Natoma Avenue / 6638-40 W. North Avenue

NATURE OF REQUEST: Application for a variation to reduce the off-street loading space from the required one to zero for a proposed four-story, twenty-nine dwelling unit building with a forty-five-car garage at ground floor.

ACTION OF BOARD - VARIATION GRANTED

THE VOTE



BRIAN SANCHEZ
ZURICH ESPOSITO
ANN MACDONALD
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
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 October 21, 2022 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on October 6, 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 off-street loading space to zero for a proposed four-story, twenty-nine dwelling unit building with a forty-five-car garage at ground floor; an additional variation was granted to the subject property in Cal. No. 385-22-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 11/21, 2022.

20

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Maricela Tinoco and Ivan Calderon **Cal. No.:** 387-22-Z

APPEARANCE FOR: Agnes Plecka **MINUTES OF MEETING:**
October 21, 2022

APPEARANCE AGAINST: None

PREMISES AFFECTED: 5150 S. Avers Avenue

NATURE OF REQUEST: Application for a variation to reduce the front setback from the required 25.11' to 23.42', north side setback from 6' to 2.49' (south to be 33.59') for a proposed rear two-story addition, second story addition and a new front porch on an existing one-story, single-family residence.

ACTION OF BOARD - VARIATION GRANTED

THE VOTE

ZBA

NOV 21 2022

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ZURICH ESPOSITO
ANN MACDONALD
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
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 October 21, 2022 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on October 6, 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 23.42', north side setback to 2.49' (south to be 33.59') for a proposed rear two-story addition, second story addition and a new front porch on an existing one-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 11/21, 2022.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: J & A Development Group, LLC Cal. No.388-22-S

APPEARANCE FOR: Agnes Plecka **MINUTES OF MEETING:**
October 21, 2022

APPEARANCE AGAINST: None

PREMISES AFFECTED: 4021 S. Langley Avenue

NATURE OF REQUEST: Application for a special use to establish a residential use below the second floor for a proposed single-family residence with an attached two-car garage.

ACTION OF BOARD – APPLICATION APPROVED

ZBA

NOV 21 2022

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ZURICH ESPOSITO
ANN MACDONALD
SAM TOIA

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
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 October 21, 2022 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on October 6, 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 residential use below the second floor for a proposed single-family residence with an attached two-car garage; a variation was also granted to the subject property in Cal. No. 389-22-Z; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony 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: the development is consistent with the design and layout of the plans and drawings, dated May 11, 2022, prepared by Pro Plan Architects, PC.

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 11/21, 2022

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: J & A Development Group, LLC **Cal. No.:** 389-22-Z
APPEARANCE FOR: Agnes Plecka **MINUTES OF MEETING:**
 October 21, 2022
APPEARANCE AGAINST: None
PREMISES AFFECTED: 4021 S. Langley Avenue

NATURE OF REQUEST: Application for a variation to reduce rear setback from the required 30' to 9.83' for a proposed single-family residence with an attached two-car garage.

ACTION OF BOARD - VARIATION GRANTED

THE VOTE

ZBA

 NOV 21 2022

 CITY OF CHICAGO
 ZONING BOARD
 OF APPEALS

BRIAN SANCHEZ
 ZURICH ESPOSITO
 ANN MACDONALD
 SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
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 October 21, 2022 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on October 6, 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 rear setback to 9.83' for a proposed single-family residence with an attached two-car garage; a special use was also approved at the subject property in Cal. No. 388-22-S; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

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

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 11/21, 2022.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: 2327 Fullerton, LLC Cal. No.390-22-S
APPEARANCE FOR: Agnes Plecka **MINUTES OF MEETING:**
October 21, 2022
APPEARANCE AGAINST: None
PREMISES AFFECTED: 2329 W. Fullerton Avenue

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

ACTION OF BOARD – APPLICATION APPROVED

ZBA

NOV 21 2022
CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ZURICH ESPOSITO
ANN MACDONALD
SAM TOIA

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
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 October 21, 2022 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on October 6, 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 residential use below the second floor for a proposed three-story*, four* dwelling unit building; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony 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: the development is consistent with the design and layout of the plans and drawings, dated October 20, 2022, all prepared by Hannah Architects, Inc.

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 11/21, 2022.

*Amended at Hearing



APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: 2327 Fullerton, LLC

Cal. No.: 391-22-Z

APPEARANCE FOR: Agnes Plecka

MINUTES OF MEETING:
October 21, 2022

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2329 W. Fullerton Avenue

NATURE OF REQUEST: Application for a variation to reduce the minimum lot area from the required 5,000 square feet to 4,800 square feet for a proposed three-story*, four* dwelling unit building.

ACTION OF BOARD - VARIATION WITHDRAWN

THE VOTE


ZBA

NOV 21 2022

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ZURICH ESPOSITO
ANN MACDONALD
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Salvador Jacobo Cal. No.392-22-S

APPEARANCE FOR: John Pikarski **MINUTES OF MEETING:**

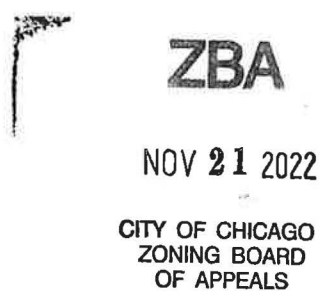
October 21, 2022

APPEARANCE AGAINST: None

PREMISES AFFECTED: 4241 W. 63rd Street

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

ACTION OF BOARD – APPLICATION APPROVED



THE VOTE

BRIAN SANCHEZ
ZURICH ESPOSITO
ANN MACDONALD
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
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 October 21, 2022 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on October 6, 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 nail salon; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony 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 11/21, 2022

APPROVED AS TO SUBSTANCE
[Signature]
CHAIRMAN

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

APPLICANT: Matthew Fisher

Cal. No.: 393-22-Z

APPEARANCE FOR: John Pikarski

MINUTES OF MEETING:
October 21, 2022

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3941 W. Wellington Avenue

NATURE OF REQUEST: Application for a variation to increase the density, not to exceed more than one unit above the original construction to convert an existing two-story, four dwelling unit building to a five dwelling unit building.

ACTION OF BOARD - VARIATION GRANTED

THE VOTE

ZBA

NOV 21 2022

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ZURICH ESPOSITO
ANN MACDONALD
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
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 October 21, 2022 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on October 6, 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 density, not to exceed more than one unit above the original construction to convert an existing two-story, four dwelling unit building to a five dwelling unit building; an additional variation was granted in Cal. No. 394-22-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 11/21, 2022.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Matthew Fisher

Cal. No.: 394-22-Z

APPEARANCE FOR: John Pikarski

MINUTES OF MEETING:
October 21, 2022

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3941 W. Wellington Avenue

NATURE OF REQUEST: Application for a variation to reduce the rear yard open space from the required 1,125 square feet to zero to convert the existing two-story, four dwelling unit building to a five dwelling unit building.

ACTION OF BOARD - VARIATION GRANTED



ZBA

NOV 21 2022

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ZURICH ESPOSITO
ANN MACDONALD
SAM TOIA

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
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 October 21, 2022 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on October 6, 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 convert the existing two-story, four dwelling unit building to a five dwelling unit building; an additional variation was granted in Cal. No. 393-22-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 11/21, 2022.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: William Tong

APPEARANCE FOR: John Pikarski

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3069 S. Lyman Street

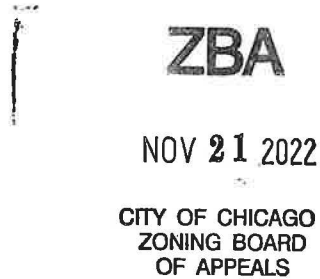
Cal. No.: 395-22-Z

MINUTES OF MEETING:
October 21, 2022

NATURE OF REQUEST: Application for a variation to reduce the front setback from the required 14.42' to 4.53' for a proposed two-story, single-family residence with a detached two car garage.

ACTION OF BOARD - VARIATION GRANTED

THE VOTE



BRIAN SANCHEZ
ZURICH ESPOSITO
ANN MACDONALD
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
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 October 21, 2022 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on October 6, 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 4.53' for a proposed two-story, single-family residence with a detached two car garage; two related variations were granted to the subject property at 3073 S. Lyman Street in Cal. Nos. 396-22-Z and 397-22-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 11/21, 2022.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: William Tong

Cal. No.: 396-22-Z

APPEARANCE FOR: John Pikarski

MINUTES OF MEETING:
October 21, 2022

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3073 S. Lyman Street

NATURE OF REQUEST: Application for a variation to reduce the front setback from the required 10.26' to 4.58', east side yard setback from 5.84' to 3.5', rear setback from 19.64' to .66' for a proposed two-story, single-family residence with attached garage and rear deck 4' above ground.

ACTION OF BOARD - VARIATION GRANTED

ZBA

NOV 21 2022
CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ZURICH ESPOSITO
ANN MACDONALD
SAM TOIA

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
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 October 21, 2022 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on October 6, 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 4.58', east side yard setback to 3.5', rear setback to .66' for a proposed two-story, single-family residence with attached garage and rear deck 4' above ground; an additional variation was granted to the subject property in Cal. No. 397-22-Z and a related variation to subject property at 3069 S. Lyman Street in Cal. No. 395-22-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 11/21, 2022

APPROVED AS TO SUBSTANCE

CHAIRMAN

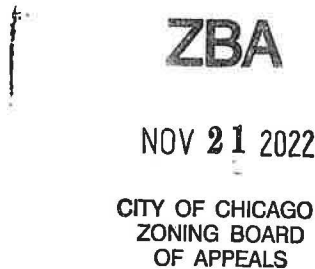
ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: William Tong **Cal. No.:** 397-22-Z
APPEARANCE FOR: John Pikarski **MINUTES OF MEETING:**
October 21, 2022
APPEARANCE AGAINST: None
PREMISES AFFECTED: 3073 S. Lyman Street

NATURE OF REQUEST: Application for a variation to reduce the rear yard open space from the required 225 square feet to zero for a proposed two-story, single-family residence with attached garage and rear deck 4' above ground.

ACTION OF BOARD - VARIATION GRANTED

THE VOTE



BRIAN SANCHEZ
 ZURICH ESPOSITO
 ANN MACDONALD
 SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
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 October 21, 2022 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on October 6, 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 two-story, single-family residence with attached garage and rear deck 4' above ground; an additional variation was granted to the subject property in Cal. No. 396-22-Z and a related variation was granted to the subject property at 3069 S. Lyman Street in Cal. No. 395-22-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 11/21, 2022.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: N. Paulina Properties, LLC

Cal. No.: 398-22-Z

APPEARANCE FOR: Warren Silver

MINUTES OF MEETING:
October 21, 2022

APPEARANCE AGAINST: None

PREMISES AFFECTED: 4907-15 N. Paulina Street

NATURE OF REQUEST: Application for a variation to reduce the required rear yard open space from the required 1,614 square feet to zero for a proposed four-story, thirty-two dwelling unit building.

ACTION OF BOARD - VARIATION GRANTED

THE VOTE



ZBA

NOV 21 2022

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ZURICH ESPOSITO
ANN MACDONALD
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
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 October 21, 2022 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on October 6, 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 rear yard open space to zero for a proposed four-story, thirty-two dwelling unit building; two additional variations were granted to the subject property in Cal. Nos. 399-22-Z and 400-22-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 11/21, 2022.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: N. Paulina Properties, LLC

Cal. No.: 399-22-Z

APPEARANCE FOR: Warren Silver

MINUTES OF MEETING:
October 21, 2022

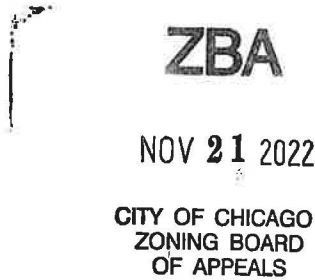
APPEARANCE AGAINST: None

PREMISES AFFECTED: 4907-15 N. Paulina Street

NATURE OF REQUEST: Application for a variation to reduce the number of required parking spaces from the required thirty-two to twenty-seven for a proposed four-story, thirty-two dwelling unit building.

ACTION OF BOARD - VARIATION GRANTED

THE VOTE



BRIAN SANCHEZ
ZURICH ESPOSITO
ANN MACDONALD
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
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 October 21, 2022 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on October 6, 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 number of required parking spaces to twenty-seven for a proposed four-story, thirty-two dwelling unit building; two additional variations were granted to the subject property in Cal. Nos. 398-22-Z and 400-22-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 11/21, 2022

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: N. Paulina Properties, LLC

Cal. No.: 400-22-Z

APPEARANCE FOR: Warren Silver

MINUTES OF MEETING:
October 21, 2022

APPEARANCE AGAINST: None

PREMISES AFFECTED: 4907-15 N. Paulina Street

NATURE OF REQUEST: Application for a variation to eliminate the one required loading space for a proposed four-story, thirty-two dwelling unit building.

ACTION OF BOARD - VARIATION GRANTED

THE VOTE

ZBA

NOV 21 2022
**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ZURICH ESPOSITO
ANN MACDONALD
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
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 October 21, 2022 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on October 6, 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 eliminate the one required loading space for a proposed four-story, thirty-two dwelling unit building; two additional variations were granted to the subject property in Cal. Nos. 398-22-Z and 399-22-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 11/21, 2022.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Estilo Salon, LLC dba Estilo Microblading Salon

Cal. No.401-22-S

APPEARANCE FOR: Patrick Turner

MINUTES OF MEETING:
October 21, 2022

APPEARANCE AGAINST: None

PREMISES AFFECTED: 750 N. Franklin Street, 2nd Floor

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

ACTION OF BOARD – APPLICATION APPROVED



ZBA

NOV 21 2022

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ZURICH ESPOSITO
ANN MACDONALD
SAM TOIA

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
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 October 21, 2022 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on October 6, 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 body art service; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony 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 11/21, 2022

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Green & Foster, LLC Cal. No.402-22-S
APPEARANCE FOR: Ashley Brandt **MINUTES OF MEETING:**
October 21, 2022
APPEARANCE AGAINST: None
PREMISES AFFECTED: 1228-30 N. Milwaukee Avenue / 1210-14 N. Ashland Avenue

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

ACTION OF BOARD – APPLICATION APPROVED

ZBA

NOV 21 2022
 CITY OF CHICAGO
 ZONING BOARD
 OF APPEALS

BRIAN SANCHEZ
 ZURICH ESPOSITO
 ANN MACDONALD
 SAM TOIA

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
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 October 21, 2022 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on October 6, 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) and the development is consistent with the design and layout of the plans and documents, dated October 12, 2022, prepared by Steep Architecture Studio.

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 11/21, 2022.



APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Green Star Cal. No.403-22-S

APPEARANCE FOR: Sylvia Michas **MINUTES OF MEETING:** October 21, 2022

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3545 N. Kedzie Avenue

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

ACTION OF BOARD – APPLICATION APPROVED

ZBA

THE VOTE

NOV 21 2022
CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ZURICH ESPOSITO
ANN MACDONALD
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
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 October 21, 2022 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on October 6, 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 Star; (2) all on-site customer queuing occurs within the building; (3) and the development is consistent with the design and layout of the Site and Landscape Plans, dated October 13, 2022, and the Demolition and Floor Plan, dated September 9, 2022, all prepared by Feeler S. Architects.

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 11/21, 2022

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Grace Chicago Church c/o Bob Reid (Pastor) Cal. No.285-22-S

APPEARANCE FOR: Adam Kingsley

MINUTES OF MEETING:
October 21, 2022

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3614-16 N. Lincoln Avenue

NATURE OF REQUEST: Application for a social use to establish a 100-seat religious assembly in an existing one-story building.

ACTION OF BOARD – APPLICATION APPROVED

ZBA

THE VOTE

NOV 21 2022

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ZURICH ESPOSITO
ANN MACDONALD
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
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 October 21, 2022 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on August 4, 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 a social use to establish a 100-seat religious assembly in an existing one-story building; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony 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, Grace Chicago Church c/o Bob Reid (Pastor); (2) the development is consistent with the design and layout of the floor plan, dated July 20, 2022, prepared by Nathan Bowman Design, with existing building façade, windows, and materials to remain unchanged; and (3) the applicant maintains clear non-reflective windows on the street-facing building facade, which shall not be painted over, darkened or obstructed in any way to allow clear views of indoor space and/or display areas in accordance with the Pedestrian Street Standards, per Section 17-3-0504 of the Chicago Zoning Ordinance.

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 11/21, 2022.

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Andre Nalls

Cal. No.: 293-22-Z

APPEARANCE FOR: John Pikarski

MINUTES OF MEETING:
October 21, 2022

APPEARANCE AGAINST: None

PREMISES AFFECTED: 613-15 E. 103rd Street

NATURE OF REQUEST: Application for a variation to establish a public place of amusement license to provide event space, live entertainment, music, and DJ which is located within 125' of a residential zoning district.

ACTION OF BOARD – Continued to November 18, 2022

THE VOTE

ZBA

NOV 21 2022

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ZURICH ESPOSITO
ANN MACDONALD
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

APPROVED AS TO ACCURACY

CHAIRMAN

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

APPLICANT: PTS Corp. Cal. No.294-22-S
APPEARANCE FOR: Richard Toth **MINUTES OF MEETING:**
APPEARANCE AGAINST: None October 21, 2022
PREMISES AFFECTED: 605 N. Clark Street

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

ACTION OF BOARD – Continued to November 18, 2022

THE VOTE

ZBA
NOV 21 2022
CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ZURICH ESPOSITO
ANN MACDONALD
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Jares Blade Masters 1, LLC Cal. No.295-22-S

APPEARANCE FOR: Same as Applicant **MINUTES OF MEETING:**
October 21, 2022

APPEARANCE AGAINST: None

PREMISES AFFECTED: 6144 W. North Avenue

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

ACTION OF BOARD – WITHDRAWN

THE VOTE

ZBA

NOV 21 2022

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ZURICH ESPOSITO
ANN MACDONALD
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE

CHAIRMAN