

APPLICANT: Andrew Harrison
APPEARANCE FOR: Same as Applicant
APPEARANCE AGAINST: None
PREMISES AFFECTED: 2218-20 W. Leland Avenue

CAL. NO.: 454-21-Z
MINUTES OF MEETING:
 November 19, 2021

NATURE OF REQUEST: Application for a variation to reduce the rear setback from the required 36.84' to 2', east side setback from 2.4' to 0.83' (west to be 3'), combined side yard setback from 6' to 3.83' for a proposed two-story, additional dwelling unit /coach house with two parking spaces at ground level and one dwelling unit above with an open stair and raised deck all at the rear of a lot containing an existing two-story, two dwelling unit building.

ACTION OF BOARD - VARIATION GRANTED

THE VOTE

DEC 20 2021
 CITY OF CHICAGO
 ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
RECUSED		
X		
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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 November 19, 2021 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on November 4, 2021; 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', east side setback to 0.83' (west to be 3'), combined side yard setback to 3.83' for a proposed two-story, additional dwelling unit /coach house with two parking spaces at ground level and one dwelling unit above with an open stair and raised deck all at the rear of a lot containing an existing two-story, two dwelling unit building; the Board finds 1) strict compliance with the regulations and standards of this Zoning ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential 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 caused this to be placed in the USPS mail at 121 North LaSalle Street, Chicago, IL on 12/20, 2021.

[Signature]
APPROVED AS TO FORM
[Signature]
CHAIRMAN

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

APPLICANT: Cyprus Cosmetic Collective, LLC Cal. No.455-21-S
APPEARANCE FOR: Same as Applicant **MINUTES OF MEETING:**
November 19, 2021
APPEARANCE AGAINST: None
PREMISES AFFECTED: 2342 W. North Avenue

NATURE OF REQUEST: Application for a special use to establish a body art services (permanent make up and microblading).

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

DEC 20 2021
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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THE RESOLUTION:

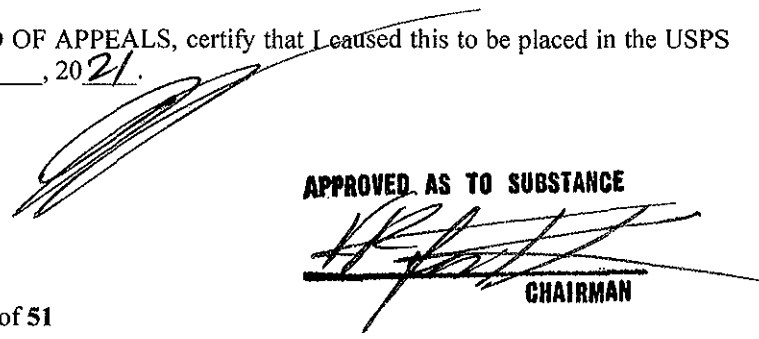
WHEREAS, a remote public hearing was held, in accordance with Section 7(e) of the Open Meetings Act, 5 ILCS 120/1 et seq., on this application by the Zoning Board of Appeals at its regular meeting held on November 19, 2021 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on November 4, 2021; 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 services (permanent make up and microblading); expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I caused this to be placed in the USPS mail at 121 North LaSalle Street, Chicago, IL on 12/20, 2021.


APPROVED AS TO SUBSTANCE
CHAIRMAN

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

APPLICANT: Simones Nail Lounge, LLC Cal. No.456-21-S
APPEARANCE FOR: Same as Applicant **MINUTES OF MEETING:**
November 19, 2021
APPEARANCE AGAINST: None
PREMISES AFFECTED: 6648 W. Archer Avenue

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

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

DEC 20 2021
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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X		

THE RESOLUTION:

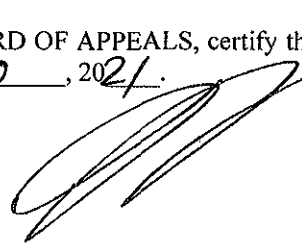
WHEREAS, a remote public hearing was held, in accordance with Section 7(e) of the Open Meetings Act, 5 ILCS 120/1 et seq., on this application by the Zoning Board of Appeals at its regular meeting held on November 19, 2021 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on November 4, 2021; and

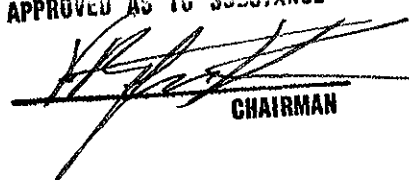
WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted a special use to establish a nail salon; expert testimony 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):

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 caused this to be placed in the USPS mail at 121 North LaSalle Street, Chicago, IL on 12/20, 2021.



APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Yenngoc Thi
APPEARANCE FOR: Same as Applicant
APPEARANCE AGAINST: None
PREMISES AFFECTED: 5835 W. Montrose Avenue

Cal. No.457-21-S

MINUTES OF MEETING:
November 19, 2021

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

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

DEC 20 2021
 CITY OF CHICAGO
 ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
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X		

THE RESOLUTION:

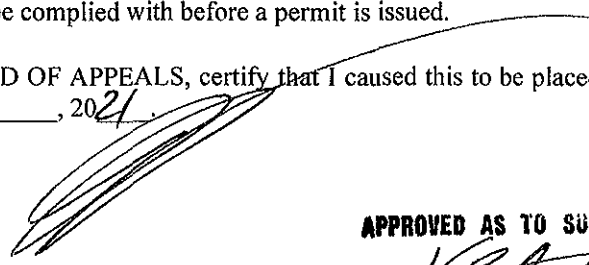
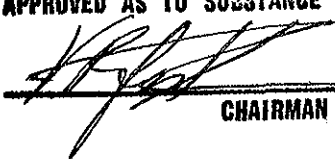
WHEREAS, a remote public hearing was held, in accordance with Section 7(e) of the Open Meetings Act, 5 ILCS 120/1 et seq., on this application by the Zoning Board of Appeals at its regular meeting held on November 19, 2021 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on November 4, 2021; 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 special use to establish a beauty salon; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I caused this to be placed in the USPS mail at 121 North LaSalle Street, Chicago, IL on 12/20, 2021.


APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Tri City Foods of Illinois, LLC Cal. No.458-21-S
APPEARANCE FOR: Donna Pugh / Michael Noonan **MINUTES OF MEETING:**
 November 19, 2021
APPEARANCE AGAINST: None
PREMISES AFFECTED: 2701 N. Western Avenue

NATURE OF REQUEST: Application for a special use to expand an existing drive-through facility to serve an existing fast-food restaurant by adding a tandem drive-through lane and electronic menu boards.

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

DEC 20 2021
 CITY OF CHICAGO
 ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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X		

THE RESOLUTION:

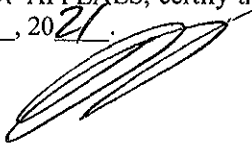
WHEREAS, a remote public hearing was held, in accordance with Section 7(e) of the Open Meetings Act, 5 ILCS 120/1 et seq., on this application by the Zoning Board of Appeals at its regular meeting held on November 19, 2021 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on November 4, 2021; 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 special use to expand an existing drive-through facility to serve an existing fast-food restaurant by adding a tandem drive-through lane and electronic menu boards; 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, Tri City Foods of Illinois, LLC, and the development is consistent with the design and layout of the plans and drawings dated November 8, 2021, prepared by Anchor CM, with landscape plan prepared by Anchor CM/Terra Engineering, 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 caused this to be placed in the USPS mail at 121 North LaSalle Street, Chicago, IL on 12/20, 2021.



APPROVED AS TO DOCUMENTS



CHAIRMAN

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

APPLICANT: Santiago Alvarez Cal. No.459-21-Z
APPEARANCE FOR: Alfred Quijano **MINUTES OF MEETING:**
November 19, 2021
APPEARANCE AGAINST: None
PREMISES AFFECTED: 3430 W. Beach Avenue

NATURE OF REQUEST: Application for a variation to reduce the west side yard setback from the required 2' to zero (east to be 2.66') combined side yard setback from 4.8' to 2.66' for a proposed second story addition, rear porch, and interior remodeling of the existing one-story single-family residence.

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

DEC 20 2021
 CITY OF CHICAGO
 ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
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THE RESOLUTION:

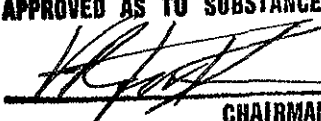
WHEREAS, a remote public hearing was held, in accordance with Section 7(e) of the Open Meetings Act, 5 ILCS 120/1 et seq., on this application by the Zoning Board of Appeals at its regular meeting held on November 19, 2021 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on November 4, 2021; 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 use to reduce the west side yard setback to zero (east to be 2.66') combined side yard setback to 2.66' for a proposed second story addition, rear porch, and interior remodeling of the existing 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):

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 caused this to be placed in the USPS mail at 121 North LaSalle Street, Chicago, IL on 12/20, 2021.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Brinshore Development, LLC **CAL. NO.:** 460-21-Z
APPEARANCE FOR: Steve Friedland **MINUTES OF MEETING:**
 November 19, 2021
APPEARANCE AGAINST: None
PREMISES AFFECTED: 827-37 W. Wilson Avenue

NATURE OF REQUEST: Application for a variation to reduce the off-street loading zone requirement from one to zero for a proposed six-story, residential building with seventy-three elderly housing units with accessory ground floor residential uses, attached thirty-six car garage at the rear of ground floor and eight open parking spaces at the rear.

ACTION OF BOARD - VARIATION GRANTED

THE VOTE

DEC 20 2021
 CITY OF CHICAGO
 ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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RECUSED		
X		

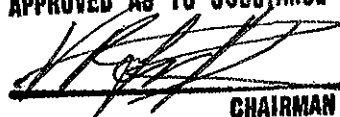
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WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the off-street loading zone requirement to zero for a proposed six-story, residential building with seventy-three elderly housing units with accessory ground floor residential uses, attached thirty-six car garage at the rear of ground floor and eight open parking spaces at the rear; 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 caused this to be placed in the USPS mail at 121 North LaSalle Street, Chicago, IL on 12/21, 2021.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Salvatore Zamarripa

CAL. NO.: 461-21-Z

APPEARANCE FOR: Nicholas Ftikas

MINUTES OF MEETING:
November 19, 2021

APPEARANCE AGAINST: None

PREMISES AFFECTED: 4653 N. Harding Avenue

NATURE OF REQUEST: Application for a variation to reduce the front setback from the required 20' to 12.74', north side setback from 2' to 0.87' (south side setback shall be 3.14'). combined sideyard setback from 5' to 4.01' for a proposed front second story addition, new rear third story addition with front and rear decks on the existing three-story, single-family residence and new detached two car garage with roof deck.

ACTION OF BOARD - VARIATION GRANTED

THE VOTE

DEC 20 2021
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
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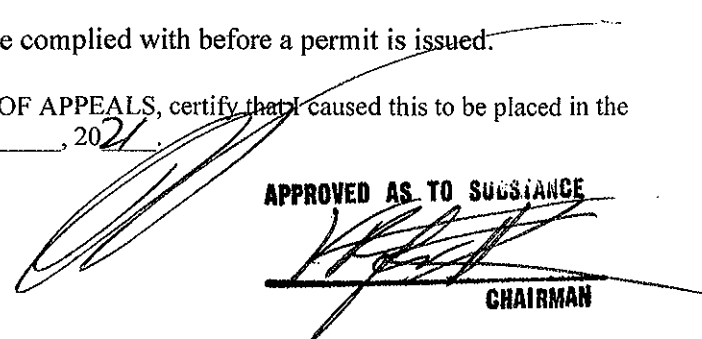
WHEREAS, a remote public hearing was held, in accordance with Section 7(e) of the Open Meetings Act, 5 ILCS 120/1 et seq., on this application by the Zoning Board of Appeals at its regular meeting held on November 19, 2021 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on November 4, 2021; 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 12.74', north side setback to 0.87' (south side setback shall be 3.14') combined sideyard setback to 4.01' for a proposed front second story addition, new rear third story addition with front and rear decks on the existing three-story, single-family residence and new detached two car garage with roof deck; Ms. Leigha Ingham, of 4655 N. Harding Avenue, entered her appearance at the remote public hearing and after having her questions answered by the applicant's attorney, testified that she did 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.

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I caused this to be placed in the USPS mail at 121 North LaSalle Street, Chicago, IL on 12/21, 2021.

APPROVED AS TO SUBSTANCE

CHAIRMAN

APPLICANT: Ballylin, LLC

CAL. NO.: 462-21-Z

APPEARANCE FOR: Nicholas Ftikas

MINUTES OF MEETING:
November 19, 2021

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1850 N. Washtenaw Avenue

NATURE OF REQUEST: Application for a variation to increase the building height from the maximum 30' to 33' for a proposed third floor addition to the existing two-story, two- dwelling unit building.

ACTION OF BOARD - VARIATION GRANTED

THE VOTE

DEC 20 2021
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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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 November 19, 2021 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on November 4, 2021; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to increase the building height from the maximum 30' to 33' for a proposed third floor addition to the existing two-story, two- dwelling unit building; an additional variation was granted to the subject property in Cal. No. 463-21-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 caused this to be placed in the USPS mail at 121 North LaSalle Street, Chicago, IL on 12/21, 2021.

APPROVED AS TO SUBSTANCE


CHAIRMAN

APPLICANT: Ballylin, LLC

CAL. NO.: 463-21-Z

APPEARANCE FOR: Nicholas Ftikas

MINUTES OF MEETING:
November 19, 2021

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1850 N. Washtenaw Avenue

NATURE OF REQUEST: Application for a variation to reduce the front setback from the required 18.53' to 8.69', north side setback from 2' to 0.3' (south to be 3.63'). combined side yard setback from 5' to 3.93' for a proposed third floor addition to the existing two-story, two dwelling unit building.

ACTION OF BOARD - VARIATION GRANTED

THE VOTE

DEC 20 2021
CITY OF CHICAGO
ZONING BOARD OF APPEALS

TIMOTHY R. KNUDSEN
ZURICH ESPOSITO
BRIAN H. SANCHEZ
JOLENE SAUL
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 November 19, 2021 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on November 4, 2021; 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 8.69', north side setback to 0.3' (south to be 3.63'). combined side yard setback to 3.93' for a proposed third floor addition to the existing two-story, two dwelling unit building; an additional variation was granted to the subject property in Cal. No. 462-21-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 caused this to be placed in the USPS mail at 121 North LaSalle Street, Chicago, IL on 12/21, 2021.

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Nigerian Islamic Assoc. of USA, Inc. Cal. No.464-21-S

APPEARANCE FOR: Nicholas Ftikas **MINUTES OF MEETING:**
November 19, 2021

APPEARANCE AGAINST: None

PREMISES AFFECTED: 8561 S. South Chicago Avenue

NATURE OF REQUEST: Application for a special use to establish a religious assembly with an accessory community center in an existing building.

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

DEC 20 2021
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

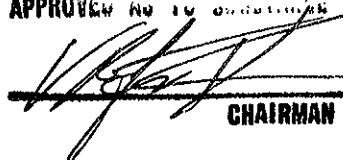
AFFIRMATIVE	NEGATIVE	ABSENT
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X		

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 November 19, 2021 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on November 4, 2021; 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 religious assembly with an accessory community center in an existing building; two related Special Uses were approved for 8550 S. South Chicago Avenue in Cal. Nos. 465-21-S and 466-21-S; 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

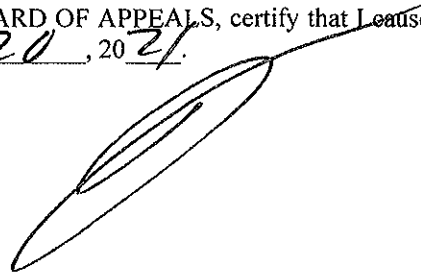
RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): provided: (1) the special use is issued solely to the applicant, Nigerian Islamic Assoc. of USA, Inc.; (2) the development is consistent with the design and layout of the plans and drawings dated November 18, 2021, with floor plan dated November 23, 2021, all prepared by Grand Designs Architecture; (3) prior to the issuances of any building permits, the applicant provides evidence of approval from Illinois Department of Transportation (IDOT), in consultation with the Chicago Department of Transportation (CDOT), on the final design of the crosswalk, ADA

APPROVED BY THE CHAIRMAN

CHAIRMAN

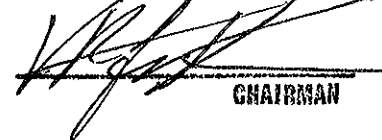
compliant sidewalk ramps, and other associated public improvements to facilitate enhanced pedestrian access from the off-site parking lot at 8550 S South Chicago Avenue, per ZBA #465-21-S and #466-21-S; and (4) prior to the issuance of any certificates of occupancy, the applicant has completed the off-site parking lot and the crosswalk, ADA compliant sidewalk ramps and other associated off-site improvements approved by IDOT.

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 caused this to be placed in the USPS mail at 121 North LaSalle Street, Chicago, IL on 12/20, 2021.



APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Nigerian Islamic Assoc. of USA, Inc. Cal. No.465-21-S

APPEARANCE FOR: Nicholas Ftikas **MINUTES OF MEETING:**
November 19, 2021

APPEARANCE AGAINST: None

PREMISES AFFECTED: 8550 S. South Chicago Avenue

NATURE OF REQUEST: Application for a special use to establish an off-site accessory parking lot to satisfy the required thirty-seven parking spaces to serve a proposed religious assembly at 8561 S. South Chicago Avenue.

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

DEC 20 2021
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

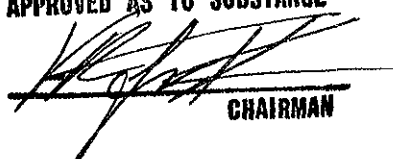
AFFIRMATIVE	NEGATIVE	ABSENT
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X		
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X		
X		

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 November 19, 2021 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on November 4, 2021; 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 off-site accessory parking lot to satisfy the required thirty-seven parking spaces to serve a proposed religious assembly at 8561 S. South Chicago Avenue; two related Special Uses were approved for 8561 S. South Chicago Avenue in Cal. No. 465-21-S and for 8550 S. South Chicago Avenue in Cal. No. 466-21-S; 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

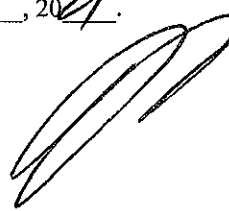
RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): provided: (1) the special use is issued solely to the applicant, Nigerian Islamic Assoc. of USA, Inc.; (2) the development is consistent with the design and layout of the plans and drawings dated November 18, 2021, with floor plan dated November 23, 2021, all prepared by Grand Designs Architecture; (3) prior to the issuances of any building permits, the applicant provides evidence of approval from Illinois Department of Transportation (IDOT), in consultation with the Chicago Department of Transportation (CDOT), on the final design of the crosswalk, ADA

APPROVED AS TO SUBSTANCE

CHAIRMAN

compliant sidewalk ramps, and other associated public improvements to facilitate enhanced pedestrian access from the off-site parking lot at 8550 S South Chicago Avenue, per ZBA #465-21-S and #466-21-S; and (4) prior to the issuance of any certificates of occupancy, the applicant has completed the off-site parking lot and the crosswalk, ADA compliant sidewalk ramps and other associated off-site improvements approved by IDOT.

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 caused this to be placed in the USPS mail at 121 North LaSalle Street, Chicago, IL on 12/20, 2021.



APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Nigerian Islamic Assoc. of USA, Inc. Cal. No.466-21-S

APPEARANCE FOR: Nicholas Ftikas **MINUTES OF MEETING:**
November 19, 2021

APPEARANCE AGAINST: None

PREMISES AFFECTED: 8550 S. South Chicago Avenue

NATURE OF REQUEST: Application for a Special use to establish a fifty-six space non-accessory parking lot.

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

DEC 20 2021
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a remote public hearing was held, in accordance with Section 7(e) of the Open Meetings Act, 5 ILCS 120/1 et seq., on this application by the Zoning Board of Appeals at its regular meeting held on November 19, 2021 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on November 4, 2021; 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 fifty-six space non-accessory parking lot; two related Special Uses were approved for 8561 S. South Chicago Avenue in Cal. No. 464-21-S and for 8550 S. South Chicago Avenue in Cal. No. 465-21-S; 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, Nigerian Islamic Assoc. of USA, Inc.; (2) the development is consistent with the design and layout of the plans and drawings dated November 18, 2021, with floor plan dated November 23, 2021, all prepared by Grand Designs Architecture; (3) prior to the issuances of any building permits, the applicant provides evidence of approval from Illinois Department of Transportation (IDOT), in consultation with the Chicago Department of Transportation (CDOT), on the final design of the crosswalk, ADA

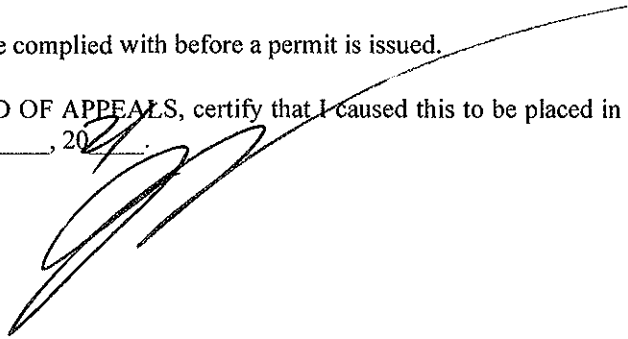
APPROVED AS TO SUBSTANCE


CHAIRMAN

compliant sidewalk ramps, and other associated public improvements to facilitate enhanced pedestrian access from the off-site parking lot at 8550 S South Chicago Avenue, per ZBA #465-21-S and #466-21-S; and (4) prior to the issuance of any certificates of occupancy, the applicant has completed the off-site parking lot and the crosswalk, ADA compliant sidewalk ramps and other associated off-site improvements approved by IDOT.

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 caused this to be placed in the USPS mail at 121 North LaSalle Street, Chicago, IL on 12/20, 2014.



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



JAN 24 2022

CITY OF CHICAGO
ZONING BOARD OF APPEALS

Berwyn Acquisitions

APPLICANT

**467-21-S,
468-21-S & 469-21-Z**
CALENDAR NUMBERS

1103 W. Berwyn Avenue

PREMISES AFFECTED

November 19, 2021

HEARING DATE

ACTION OF BOARD

The applications for the special uses are approved subject to the condition set forth in this decision. The variation is denied.

THE VOTE (SPECIAL USES)

	AFFIRMATIVE	NEGATIVE	ABSENT
Timothy Knudsen, Chairman	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Zurich Esposito	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Brian Sanchez	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jolene Saul	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sam Toia	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

THE VOTE (VARIATION)

	AFFIRMATIVE	NEGATIVE	ABSENT
Timothy Knudsen, Chairman	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Zurich Esposito	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Brian Sanchez	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jolene Saul	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sam Toia	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**FINDINGS OF THE ZONING BOARD OF APPEALS
IN THE MATTER OF THE SPECIAL USE AND VARIATION APPLICATIONS
FOR 1103 W. BERWYN AVE. BY BERWYN ACQUISITIONS.**

I. BACKGROUND

Berwyn Acquisitions (the "Applicant") submitted two special use applications and a variation application for 1103 W. Berwyn Avenue (the "subject property"). The subject property is currently zoned B1-5 and is located within 1320 feet of a Chicago Transit Authority ("CTA") station entrance.¹ The subject property is currently improved with a one-and-two story building with detached garage. The Applicant proposed to raze these improvements and redevelop the subject property with a five-story, residential building

¹ As such, the subject property qualifies as a transit served location ("TSL") and may request a parking reduction pursuant to Section 17-13-0905-F of the Chicago Zoning Ordinance.

with both ground floor residential use and 1840 square feet of ground floor retail space (the “proposed building”). To permit the Applicant’s proposed building, the Applicant sought: (1) a special use to establish residential use below the second floor; (2) a special use to reduce the required parking from seventy-seven spaces to thirty-six spaces and sixty-nine bicycle parking spaces; and (3) a variation to reduce the front setback from the required 12.29’ to 0’, the south side yard setback from 5’ to 0’ and the rear setback from 30’ to 0’. In accordance with Section 17-13-0903 of the Chicago Zoning Ordinance, the Zoning Administrator of the City’s Department of Planning and Development (“Department”) recommended approval of the proposed special uses provided that the development was consistent with the design and layout of the plans and drawings dated November 15, 2021, prepared by 2rz Architecture.

II. PUBLIC HEARING

A. The Hearing

The ZONING BOARD OF APPEALS held a remote public hearing² on the Applicant’s applications at its regular meeting held on November 19, 2021, 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, the Applicant had submitted its proposed Findings of Fact. The Applicant’s manager Mr. Stan Bernshteyn and its attorney Mr. Nick Ftikas were present. The Applicant’s architect Mr. William Hornof and its land planner Mr. George Kisiel were also present. 48th ward alderman Harry Osterman (the “Alderman”) was present. Mr. Jack Poulton, Mr. Adrian Cardenas, Mr. Daniel Rempert, Ms. Megan Schmidt and Ms. S. Valdes were present and in opposition to the variation application (collectively, the “Objectors”). The statements and testimony given during the public hearing were given in accordance with the ZONING BOARD OF APPEALS’ Rules of Procedure and its Emergency Rules (eff. November 1, 2021).

The Applicant’s attorney Mr. Nick Ftikas offered a brief overview of the applications.

The Applicant offered the testimony of its manager Mr. Stan Bernshteyn in support of the applications.

The Applicant offered the testimony of its architect Mr. William Hornof in support of the applications.

The Applicant offered the testimony of its land planner Mr. George Kisiel in support of the applications.

The Alderman offered testimony in support of the applications.

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

Mr. Jack Poulton, of 5248 N. Winthrop, offered testimony in opposition to the variation application.

Mr. Adrian Cardanas, of 5248 N. Winthrop, offered testimony in opposition to the variation application.

In response to Mr. Poulton and Mr. Cardanas' testimony, Mr. Ftikas made a statement.

In response to Mr. Ftikas' statement and questions from the ZONING BOARD OF APPEALS, Mr. Cardanas offered further testimony.

Mr. Daniel Rempert, of 5248 N. Winthrop, offered testimony in opposition to the variation application.

Mr. Cardanas then asked a question.

Mr. Ftikas provided an answer to Mr. Cardanas.

Ms. Megan Schmidt, of 5428 N. Winthrop, asked a question.

Mr. Ftikas provided an answer to Ms. Schmidt's question.

Ms. Schmidt then offered testimony in opposition to the variation application.

Ms. S. Valdes, of 5238 N. Winthrop, offered testimony in opposition to the variation application.

In response to the Objectors' testimony, Mr. Ftikas made a statement.

In response to the Objectors' testimony, the Alderman offered further testimony in support of the applications.

In response to questions from the ZONING BOARD OF APPEALS, Mr. Ftikas made further statements.

Ms. Schmidt then asked a question.

The ZONING BOARD OF APPEALS provided an answer.

A. General Criteria for a Special Use Permit

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: (1) complies with all applicable standards of the Chicago Zoning Ordinance; (2) 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) is compatible with the character of the surrounding area in terms of site planning and building scale and project design; (4) 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) is designed to promote pedestrian safety and comfort.

B. Criteria for a Special Use Permit for Parking Reductions for Transit-Served Locations

Pursuant to Section 17-13-0905-F(1) of the Chicago Zoning Ordinance, no special use application for the reduction of off-street parking requirements for residential and non-residential uses from the otherwise applicable standards by more than fifty percent (50%) as expressly authorized in Section 17-10-0102-B of the Chicago Zoning Ordinance, may be approved unless the ZONING BOARD OF APPEALS finds that the special use meets the general criteria of Section 17-13-0905 of the Chicago Zoning Ordinance and all of the following specific criteria: (a) the project complies with the applicable standards of Section 17-10-0102-B of the Chicago Zoning Ordinance; (b) the project complies with the standards and regulations of Section 17-3-0500 of the Chicago Zoning Ordinance pertaining to pedestrian streets and pedestrian retail streets, even if the project is not located along a pedestrian street or a pedestrian retail street; (c) the project complies with the general goals set forth in the Transit Friendly Development Guide: Station Area Typology, and any other station-specific plans, designs or guidelines adopted by the Chicago Plan Commission; (d) the Applicant will actively promote public transit and alternatives to automobile ownership through car sharing programs or other shared modes of transportation, such as funding the installation of new public bike-share (Divvy) docks or stations within or adjacent to the project site and the purchase of bikes for such docks or stations, subject to the review and approval of the Chicago Department of Transportation of such bike-share expenditures; and (e) the requested reduction will be offset by enhancements to the pedestrian environment that are not otherwise required, such as wider sidewalks, decorative pavement, trees, raised planters, outdoor seating, special lighting, bus shelters or other types of weather protection for pedestrians, transit information kiosks, or other pedestrian amenities.

Pursuant to Section 17-13-0905-F(2) of the Chicago Zoning Ordinance, no special use application for the reduction of off-street parking requirements for residential and non-residential uses from the otherwise applicable standards by more than fifty percent (50%) as expressly authorized in Section 17-10-0102-B of the Chicago Zoning Ordinance, may be approved unless the ZONING BOARD OF APPEALS considers the availability of on-street parking in the vicinity of the project.

Pursuant to Section 17-13-0905-F(3) of the Chicago Zoning Ordinance, the ZONING BOARD OF APPEALS is authorized to require the applicant to submit a travel demand management plan prepared by a qualified professional that addresses the transportation impacts of the development on parking and transit use, and which includes a description of the strategies and programs the applicant will implement to reduce parking demands.

C. Criteria for a Variation

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

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

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

III. FINDINGS OF FACT

After careful consideration of the evidence, testimony and the entire record, including the Applicant's proposed Findings of Fact, the ZONING BOARD OF APPEALS hereby makes the following findings with reference to the Applicant's applications for special uses pursuant to Section 17-13-0905-A of the Chicago Zoning Ordinance:

- 1. The proposed special uses comply with all applicable standards of the Chicago Zoning Ordinance.*

Both special uses requested are allowed uses in the B1-5 zoning district; provided, however, that before such special uses may be permitted, the ZONING BOARD OF APPEALS must find that all applicable standards set forth under Section 17-13-0905 of the Chicago Zoning Ordinance are met. As the ZONING BOARD OF APPEALS does find that all applicable standards set forth under Section 17-13-0905 of the Chicago Zoning Ordinance are met, the ZONING BOARD OF APPEALS finds that the proposed special uses comply with all applicable standards of the Chicago Zoning Ordinance.

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

With respect to the special use for residential use below the second floor, the ZONING BOARD agrees with Mr. Kisiel that there is a need for additional residential product in the neighborhood. The ZONING BOARD OF APPEALS further agrees with Mr. Kisiel that Winthrop is predominately residential in character, and the introduction of ground floor residential use on Winthrop at this location will therefore not have a negative adverse impact on the general welfare of the neighborhood or community.

With the respect to the special use to reduce the required parking, the ZONING BOARD OF APPEALS again agrees with Mr. Kisiel that there is a need for additional residential product in the neighborhood and that without the request to reduce the required parking, such need cannot be met. The ZONING BOARD OF APPEALS further finds that due to the subject property's close proximity to the CTA's Berwyn station and the Applicant providing sixty-nine (69) bicycle parking spaces, the reduction of parking will not have a negative adverse impact on the general welfare of the neighborhood.

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

Based on Mr. Kisiel's very thorough analysis of the neighborhood, the ZONING BOARD OF APPEALS finds that the proposed special uses are compatible with the character of the surrounding area in terms of site planning and building scale and project design.

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

Again, based on Mr. Kisiel's very thorough analysis of the neighborhood, the ZONING BOARD OF APPEALS finds that the proposed special uses are 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 uses are designed to promote pedestrian safety and comfort.*

The proposed special uses ensure that N. Winthrop at this location remains residential and that there is reduced ingress and egress from cars to the subject property. As such, the proposed special uses are designed to promote both pedestrian safety and comfort.

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-F(1) of the Chicago Zoning Ordinance:

1. *The project complies with the applicable standards of Section 17-10-0102-B of the Chicago Zoning Ordinance.*

Section 17-10-0102-B of the Chicago Zoning ordinance states that residential uses on non-pedestrian streets in B, C or D zoning districts and located within 1320 feet of a CTA station (as measured along a straight line) may have their off-street parking requirements reduced by 100% if certain conditions are met. In the instant case, the subject property is located in a B zoning district. The subject property is located within 1320 feet of the CTA Berwyn station. Neither Berwyn Avenue nor Winthrop Avenue is a designated pedestrian street or pedestrian retail street at this location. Further, the proposed development shall have one designated bicycle space for each parking space that would otherwise have been required (e.g., the proposed development will have 36 parking spaces, so the proposed development is required to have 41 bicycle spaces). The Applicant will be providing 69 bicycle spaces.

2. *The project complies with the standards and regulations of Section 17-3-0500 of the Chicago Zoning Ordinance pertaining to pedestrian streets and pedestrian retail streets, even if the project is not located along a pedestrian street or a pedestrian retail street.*

As noted above, neither Berwyn Avenue nor Winthrop is a designated pedestrian street or pedestrian retail street at this location. Nevertheless, and as can be seen from the plans and renderings as well as Mr. Kisiel's report, the Applicant's proposed development complies with the standards and regulations of Section 17-3-0500 of the Chicago Zoning Ordinance for pedestrian retail streets.

3. *The project complies with the general goals set forth in the Transit Friendly Development Guide: Station Area Typology, and any other station-specific plans, designs or guidelines adopted by the Chicago Plan Commission.*

As set forth by Mr. Kisiel in his report, the Applicant's proposed development complies with the general goals set forth in the Transit Friendly Development Guide: Station Area Typology (the "Guide"). In particular, the Berwyn CTA Red Line station is identified in the Guide as a Local Activity Center typology. The Applicant's proposed development complies with the goals of such Local Activity Center typology in that it will provide ground floor retail at the subject property and will be pedestrian oriented with a high residential density in keeping with a maximum allowed under the Chicago Zoning Ordinance.

4. *The Applicant will actively promote public transit and alternatives to automobile ownership through car sharing programs or other shared modes of transportation, such as funding the installation of new public bike-share (Divvy) docks or stations within or adjacent to the project site and the purchase of bikes for such docks or stations, subject to the review and approval of the Chicago Department of Transportation of such bike-share expenditures.*

As set forth in Mr. Kisiel's report, there are both Divvy bike stations and car sharing facilities nearby. There is nearby existing public parking (both on- and off-street) and public transportation (including the Berwyn CTA Red Line Station). Further, the Applicant is providing 69 on-site bicycle spaces and an on-site bicycle repair bench.

5. *The requested reduction will be offset by enhancements to the pedestrian environment that are not otherwise required, such as wider sidewalks, decorative pavement, trees, raised planters, outdoor seating, special lighting, bus shelters or other types of weather protection for pedestrians, transit information kiosks, or other pedestrian amenities.*

The Applicant will be providing a raised planter near the entrance to the residential lobby and enhanced lighting to all residential entrances. Both amenities will enhance the pedestrian environment and are not otherwise required.

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-F(2) of the Chicago Zoning Ordinance:

1. *The availability of on-street parking in the vicinity of the project is :*

As set forth in Mr. Kisiel's report, there is available on-street parking in the vicinity of the project.

After careful consideration of the evidence, testimony and the entire record, including the Applicant's proposed Findings of Fact, the ZONING BOARD OF APPEALS hereby

makes the following findings with reference to the Applicant's application for a variation pursuant to Section 17-13-1107-A of the Chicago Zoning Ordinance:

1. *Strict compliance with the regulations and standards of the Chicago Zoning Ordinance would not create practical difficulties or particular hardships for the subject property.*

It is up to the Applicant to prove its case. The Applicant presented no practical difficulties or particular hardships that would make the Applicant unable to strictly comply with the regulations and standards of the Chicago Zoning Ordinance. Indeed, the Applicant conceded that if it complied with all setback requirements, the result would be only a taller building (instead of five stories it would be six or seven). The only justification that the Applicant gave as to why it did not build a taller building was "community preference." However, community preference is not a practical difficulty or particular hardship for the *subject property*. It is at best a problem personal to the Applicant. Moreover, when asked why the Applicant could not simply reduce its unit count (to keep the building to the community's preferred height), the Applicant argued that the project would not be financially feasible. However, and as discussed in further detail below, the Applicant had severe credibility issues when it came to financial feasibility of the project.

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

Pursuant to Section 17-1-0513 of the Chicago Zoning Ordinance, the purpose and intent of the Chicago Zoning Ordinance is to "establis[h] clear and efficient development review and approval procedures." One such procedure is the requirement that the ZONING BOARD OF APPEALS may not approve a variation unless it makes findings, based on the evidence submitted to it in each case, that strict compliance with the regulations and standards of the Chicago Zoning Ordinance would create practical difficulties or particular hardships for the subject property. Since the ZONING BOARD OF APPEALS declines to find that strict compliance with the regulations and standards of the Chicago Zoning Ordinance would create practical difficulties or particular hardships for the subject property, the requested variation is not consistent with the Chicago Zoning Ordinance's clear and efficient development review and approval procedures.

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

application for a variation pursuant to Section 17-13-1107-B of the Chicago Zoning Ordinance:

1. *The Applicant failed to prove that 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.*

As part of the Applicant's argument regarding reasonable return, the Applicant argued that that the unit count was necessary (i.e., no decrease in unit count despite the "community preference" of a five-story building) so that the Applicant could provide five low-income housing units to the Chicago Low Income Housing Trust Fund ("CLIHTF"). However, when pressed, the Applicant's attorney conceded that the Applicant did not yet have an agreement with CLIHTF and may never have an agreement with CLIHTF. As such, the ZONING BOARD OF APPEALS does not find the Applicant's argument regarding reasonable return credible.

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

The ZONING BOARD OF APPEALS has declined to find the existence of a practical difficulty or particular hardship. To the extent that "community preference" can be termed a practical difficulty or unique hardship, such preference is not a unique circumstance. Indeed, the community generally makes its preferences known when a new development is being proposed and, as such, it is a circumstance generally applicable to other property purchased for redevelopment. Further, to extent the Applicant argued that because their property abutted a R district they were subject to R setbacks, this, too, is not a unique circumstance. Many B zoned properties in the City – especially corner lots such as the subject property – abut R districts.

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

If granted, the variation will allow the Applicant to reduce its front setback (i.e., the setback facing N. Winthrop) from the required 12.29' to 0'. The ZONING BOARD OF APPEALS agrees with the Objectors that such a setback reduction drastically alters the essential residential character of the neighborhood. The ZONING BOARD OF APPEALS found the Objectors to be very credible witnesses with respect to this criterion. Indeed, even the Applicant's own documents show that the rest of the improvements on the west side of this block of N. Winthrop are set back from the street. To allow ground floor residential to be set flush directly with the sidewalk would be out of character with the

residential neighborhood of this portion of N. Winthrop. Further, the ZONING BOARD OF APPEALS also agrees with the Objectors that to allow a south side setback reduction from 5' to 0' would also drastically alter the essential character of the neighborhood. The ZONING BOARD OF APPEALS finds that a five-story building that runs (with the exception of a courtyard) the length of the side setback to be drastically different than the current one-and-two story building on the property. A 5' setback is therefore necessary to preserve the residential character of this block of N. Winthrop and ensure that a larger building does not drastically alter the essential character of adjacent properties. In the instant case, the ZONING BOARD OF APPEALS notes that the property directly south of the subject property is improved with a 70' tall cottonwood tree that is, as Mr. Poulton very credibly testified, a significant component of the neighborhood's natural environment. If the south side setback reduction were allowed, the tree's root system would irrevocably be damaged.

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

1. *The particular physical surroundings, shape or topographical condition of the specific property involved would not result in a particular hardship upon the property owner as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out.*

The subject property is regular in shape and size.³ The Applicant will be razing the existing building. Thus, the Applicant has a blank slate with which to redevelop the subject property. Indeed, the Applicant acknowledged that it could develop the subject property to be fully compliant with all setback requirements of the Chicago Zoning Ordinance. Therefore, the ZONING BOARD OF APPEALS finds that the Applicant's inability to obtain a variation in order to erect a five-story building with a unit count of a six or seven story building that complied with all applicable setbacks to be, at most, a mere inconvenience.

2. *The conditions upon which the petition for the variation is based would be applicable, generally, to other property within the same zoning classification.*

As discussed above, the reasons given for the Applicant's request for variation are community preference and the fact that the subject property abuts a R district. The ZONING BOARD OF APPEALS finds that such conditions are applicable, generally, to other property within the B1-5 zoning classification.

³ It measures 100' wide by 150' deep.

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

The variation is in part requested due to the community's preference for a five story building. As such, it is not exclusively based upon a desire to make more money out of the subject property.

4. *The alleged practical difficulty or particular hardship was created by a person presently having an interest in the property.*

The ZONING BOARD OF APPEALS has declined to find the existence of a practical difficulty or a particular hardship. To the extent that there exists a practical difficulty or particular hardship in relation to designing a building to meet community preferences rather than the setback requirements of the Chicago Zoning Ordinance, such practical difficulty or particular hardship was created by the Applicant.

5. *Granting the variation will be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.*

The ZONING BOARD OF APPEALS finds that granting the variation will be detrimental to the public welfare in that it will allow ground floor residential use to be set flush directly with the sidewalk on the residential block of North Winthrop. This is, as discussed above, drastically out of character with the neighborhood of North Winthrop and would result in said neighborhood losing its characteristic residential feel, including, as Mr. Rempert very credibly testified, losing a portion of the current tree-lined character of the street by extensive trimming in front of the proposed building. Further, granting the variation would be injurious to the property directly south of and adjacent to the subject property, especially said property's 70' tall cottonwood tree.

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

The variation will impair an adequate supply of light and air to the property directly south of the subject property. The variation will not substantially increase congestion in the public streets. As the proposed building would not be built unless and until a valid building permit were issued, the variation will not increase the danger of fire or endanger the public safety. However, the ZONING BOARD OF APPEALS does believe – based on the very credible testimony of

the Objectors – that the variation will negatively impact the residential character of N. Winthrop. Such negative impact could very well substantially diminish or impair property values within the neighborhood. In addition, the ZONING BOARD OF APPEALS, as noted above does find that the proposed variation would be injurious to the property next south. As such, the ZONING BOARD OF APPEALS finds that there is insufficient evidence to conclude that 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 Applicant has proved its case by evidence, testimony and the entire record covering the specific criteria for a special use pursuant to Sections 17-13-0905-A of the Chicago Zoning Ordinance.

The ZONING BOARD OF APPEALS hereby approves the Applicant's applications for a special uses, and pursuant to the authority granted to the ZONING BOARD OF APPEALS by Section 17-13-906 of the Chicago Zoning Ordinance, the Zoning Administrator is authorized to permit said special uses subject to the following condition:

1. The development shall be developed consistently with the design and layout of the plans and drawings dated November 15, 2021, prepared by 2rz Architecture⁴.

For all of these reasons, the ZONING BOARD OF APPEALS finds that the Applicant has not proved its 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 denies the Applicant's application for a variation.

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

APPROVED AS TO SUBSTANCE

By: 
Timothy Knudsen, Chairman

I, Janine Klich-Jensen, staff person for the ZONING BOARD OF APPEALS, certify that I caused this to be placed in the mail on 1/29, 2022.


Janine Klich-Jensen

⁴ Excepting, of course, the variation that the ZONING BOARD OF APPEALS denied.

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

APPLICANT: Greenhouse Movement of Missional Churches Cal. No.470-21-S

APPEARANCE FOR: Sylvia Michas **MINUTES OF MEETING:** November 19, 2021

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1142 W. Madison Avenue; Suites 303,304,307

NATURE OF REQUEST: Application for a special use to establish a religious assembly use within suites 303, 304, 307 in an existing five-story building.

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

DEC 20 2021
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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X		

THE RESOLUTION:

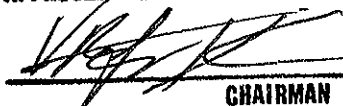
WHEREAS, a remote public hearing was held, in accordance with Section 7(e) of the Open Meetings Act, 5 ILCS 120/1 et seq., on this application by the Zoning Board of Appeals at its regular meeting held on November 19, 2021 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on November 4, 2021; 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 religious assembly use within suites 303, 304, 307 in an existing five-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 the special use is issued solely to the applicant, Greenhouse Movement of Missional Churches, and the development is consistent with the design and layout of the plans and drawings dated August 18, 2021, prepared by Liz Patterson.

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 caused this to be placed in the USPS mail at 121 North LaSalle Street, Chicago, IL on 12/20, 2021.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Tim Pomaville

CAL. NO.: 471-21-Z

APPEARANCE FOR: Paul Kolpak

MINUTES OF MEETING:
November 19, 2021

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2438 N. Western Avenue

NATURE OF REQUEST: Application for a variation to reduce the rear setback from the required 30' to 1.52' for a proposed rear open porch with roof access to a proposed roof deck on an existing as built three-car garage which serves the existing three-dwelling unit building.

ACTION OF BOARD - VARIATION GRANTED

THE VOTE

DEC 20 2021
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
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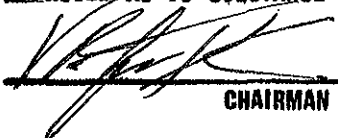
WHEREAS, a remote public hearing was held, in accordance with Section 7(e) of the Open Meetings Act, 5 ILCS 120/1 et seq., on this application by the Zoning Board of Appeals at its regular meeting held on November 19, 2021 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on November 4, 2021; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the rear setback to 1.52' for a proposed rear open porch with roof access to a proposed roof deck on an existing as built three-car garage which serves the existing three-dwelling unit building; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential 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 caused this to be placed in the USPS mail at 121 North LaSalle Street, Chicago, IL on 12/20, 2021

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: J & D Enterprises of Illinois, Inc. Cal. No.472-21-S

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

November 19, 2021

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3162 N. Clark Street

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

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

DEC 20 2021
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
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THE RESOLUTION:

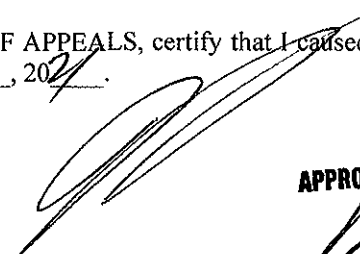
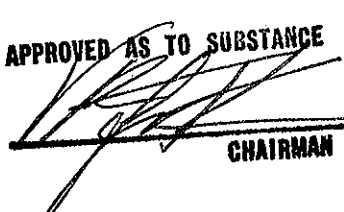
WHEREAS, a remote public hearing was held, in accordance with Section 7(e) of the Open Meetings Act, 5 ILCS 120/1 et seq., on this application by the Zoning Board of Appeals at its regular meeting held on November 19, 2021 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on November 4, 2021; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a tavern; 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, J & D Enterprises of Illinois, Inc., and the development is consistent with the design and layout of the plans and drawings dated October 1, 2021, prepared by Baselab, P.C.

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 caused this to be placed in the USPS mail at 121 North LaSalle Street, Chicago, IL on 12/20, 2021.


APPROVED AS TO SUBSTANCE

CHAIRMAN

APPLICANT: MFM Development, Inc.

CAL. NO.: 473-21-Z

APPEARANCE FOR: Thomas Moore

MINUTES OF MEETING:
November 19, 2021

APPEARANCE AGAINST: None

PREMISES AFFECTED: 11114 S. Christiana Avenue

NATURE OF REQUEST: Application for a variation to reduce the front setback from the required 14.05' to 13.5', south side yard setback from 6' to 3' (north to be 11'), combined side yard setback from 18' to 14' for a proposed two-story single-family residence with detached two car garage.

ACTION OF BOARD - VARIATION GRANTED

THE VOTE

DEC 20 2021
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
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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 November 19, 2021 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on November 4, 2021; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the front setback to 13.5', south side yard setback to 3' (north to be 11'), combined side yard setback to 14' for a proposed two-story single-family residence with detached two car garage; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential 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 caused this to be placed in the USPS mail at 121 North LaSalle Street, Chicago, IL on 12/20, 2021.

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Memoire Studio, LLC

Cal. No.474-21-S

APPEARANCE FOR: Thomas Moore

MINUTES OF MEETING:
November 19, 2021

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3324 N. Clark Street

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

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

DEC 20 2021
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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THE RESOLUTION:

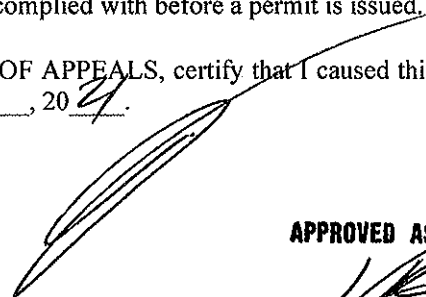
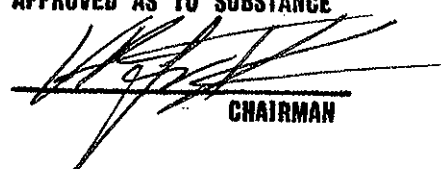
WHEREAS, a remote public hearing was held, in accordance with Section 7(e) of the Open Meetings Act, 5 ILCS 120/1 et seq., on this application by the Zoning Board of Appeals at its regular meeting held on November 19, 2021 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on November 4, 2021; and

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

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

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I caused this to be placed in the USPS mail at 121 North LaSalle Street, Chicago, IL on 12/20, 2021.


APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Carheen Construction Company Cal. No.475-21-S

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

November 19, 2021

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2700 W. Montrose 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 detached three-car garage with roof deck.

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

DEC 20 2021
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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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 November 19, 2021 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on November 4, 2021; 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 detached three-car garage with roof deck; 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 November 18, 2021, prepared by MC & Associates, LLC.

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I caused this to be placed in the USPS mail at 121 North LaSalle Street, Chicago, IL on 12/20, 2021.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Prentice Place Cal. No.476-21-S

APPEARANCE FOR: Thomas Moore **MINUTES OF MEETING:**
November 19, 2021

APPEARANCE AGAINST: None

PREMISES AFFECTED: 10714 S. Wentworth Avenue

NATURE OF REQUEST: Application for a special use to establish a transitional residence for eight male clients in an existing two-story building.

ACTION OF BOARD – Continued to January 21, 2022

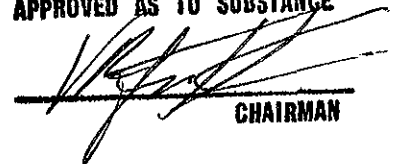
THE VOTE

DEC 20 2021
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Marcos Fernandez as Trustee **CAL. NO.:** 477-21-Z
APPEARANCE FOR: Mark Kupiec **MINUTES OF MEETING:**
November 19, 2021
APPEARANCE AGAINST: None
PREMISES AFFECTED: 1922-24 N. Wilmot Avenue

NATURE OF REQUEST: Application for a variation to reduce the front setback from the required 12' to 0.074'. rear setback from 30' to 19.5', east side yard setback from 2' to zero (west to be 3.37'), combined side yard setback from 4.85' to 3.37' to convert a three-story six-dwelling unit building with two parking spaces to a six-dwelling unit building with zero parking spaces in order to subdivide the existing improved zoning lot.

ACTION OF BOARD - VARIATION GRANTED

THE VOTE

DEC 20 2021
 CITY OF CHICAGO
 ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
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X		
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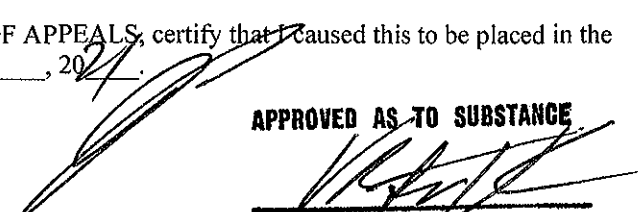
WHEREAS, a remote public hearing was held, in accordance with Section 7(e) of the Open Meetings Act, 5 ILCS 120/1 et seq., on this application by the Zoning Board of Appeals at its regular meeting held on November 19, 2021 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on November 4, 2021; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the front setback to 0.074'. rear setback to 19.5', east side yard setback to zero (west to be 3.37'), combined side yard setback to 3.37' to convert a three-story six-dwelling unit building with two parking spaces to a six-dwelling unit building with zero parking spaces in order to subdivide the existing improved zoning lot; an additional variation was granted to the subject property in Cal. No. 478-21-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 caused this to be placed in the USPS mail at 121 North LaSalle Street, Chicago, IL on 12/20, 2021.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Marcos Fernandez as Trustee

CAL. NO.: 478-21-Z

APPEARANCE FOR: Mark Kupiec

MINUTES OF MEETING:
November 19, 2021

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1922-24 N. Wilmot Avenue

NATURE OF REQUEST: Application for a variation to reduce the required number of off-street parking spaces from two to zero to convert a three-story six-dwelling unit building with two parking spaces to a six-dwelling unit building with zero parking spaces in order to subdivide the existing improved zoning lot.

ACTION OF BOARD - VARIATION GRANTED

THE VOTE

DEC 20 2021
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

WHEREAS, a remote public hearing was held, in accordance with Section 7(e) of the Open Meetings Act, 5 ILCS 120/1 et seq., on this application by the Zoning Board of Appeals at its regular meeting held on November 19, 2021 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on November 4, 2021; 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 number of off-street parking spaces to zero to convert a three-story six-dwelling unit building with two parking spaces to a six-dwelling unit building with zero parking spaces in order to subdivide the existing improved zoning lot; an additional variation was granted to the subject property in Cal. No. 477-21-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 caused this to be placed in the USPS mail at 121 North LaSalle Street, Chicago, IL on 12/20, 2021.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Rev. Billy's Chop Shop Inc. Cal. No.479-21-S

APPEARANCE FOR: Warren Silver **MINUTES OF MEETING:** November 19, 2021

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2424 W. Montrose Avenue

NATURE OF REQUEST: Application for a special use to establish a hair salon on the ground floor of an existing two-story, mixed-use building.

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

DEC 20 2021
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

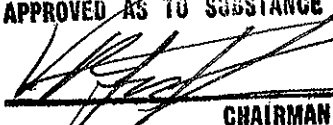
WHEREAS, a remote public hearing was held, in accordance with Section 7(e) of the Open Meetings Act, 5 ILCS 120/1 et seq., on this application by the Zoning Board of Appeals at its regular meeting held on November 19, 2021 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on November 4, 2021; 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 on the ground floor of an existing two-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).

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 caused this to be placed in the USPS mail at 121 North LaSalle Street, Chicago, IL on 12/20, 2021.

APPROVED AS TO SUBSTANCE

CHAIRMAN

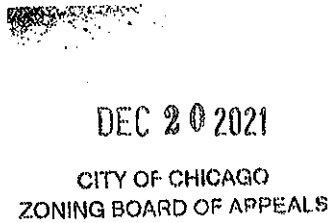
ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: 4316-18 S. Michigan Residences, LLC **CAL. NO.:** 480-21-Z
APPEARANCE FOR: Sara Barnes **MINUTES OF MEETING:**
 November 19, 2021
APPEARANCE AGAINST: None
PREMISES AFFECTED: 4316-18 S. Michigan Avenue

NATURE OF REQUEST: Application for a variation to reduce the front setback from the required 10.715' to 10' for a proposed four-story eight dwelling unit building with front decks, attached three-car garage and five-car parking pad at the rear of the building.

ACTION OF BOARD - VARIATION GRANTED

THE VOTE


 DEC 20 2021
 CITY OF CHICAGO
 ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

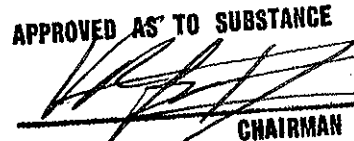
WHEREAS, a remote public hearing was held, in accordance with Section 7(e) of the Open Meetings Act, 5 ILCS 120/1 et seq., on this application by the Zoning Board of Appeals at its regular meeting held on November 19, 2021 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on November 4, 2021; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the front setback to 10' for a proposed four-story eight dwelling unit building with front decks, attached three-car garage and five-car parking pad at the rear of the building; an additional variation was granted to the subject property in Cal. No. 481-21-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 caused this to be placed in the USPS mail at 121 North LaSalle Street, Chicago, IL on 12/20, 2021.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: 4316-18 S. Michigan Residences, LLC CAL. NO.: 481-21-Z

APPEARANCE FOR: Sara Barnes MINUTES OF MEETING:

November 19, 2021

APPEARANCE AGAINST: None

PREMISES AFFECTED: 4316-18 S. Michigan Avenue

NATURE OF REQUEST: Application for a variation to reduce the rear yard open space from 369 square feet with a minimum dimension on all sides to zero for a proposed four-story, eight dwelling unit building with front decks, attached three-car garage and five-car parking pad in the rear of the building.

ACTION OF BOARD - VARIATION GRANTED

THE VOTE

DEC 20 2021
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

Table with 3 columns: AFFIRMATIVE, NEGATIVE, ABSENT. Rows show 'X' marks in the AFFIRMATIVE column for all five members.

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 November 19, 2021 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on November 4, 2021; 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 four-story, eight dwelling unit building with front decks, attached three-car garage and five-car parking pad in the rear of the building; an additional variation was granted to the subject property in Cal. No. 480-21-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 caused this to be placed in the USPS mail at 121 North LaSalle Street, Chicago, IL on 12/20, 2021.

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



JAN 24 2022

CITY OF CHICAGO
ZONING BOARD OF APPEALS

The Public Building Commission

APPLICANT

482-21-Z & 483-21-Z

CALENDAR NUMBERS

6040 N. Kilpatrick Avenue

PREMISES AFFECTED

November 19, 2021

HEARING DATE

ACTION OF BOARD

THE VOTE

The applications for the variations are approved.

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

AFFIRMATIVE NEGATIVE ABSENT

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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**FINDINGS OF THE ZONING BOARD OF APPEALS
IN THE MATTER OF THE VARIATION APPLICATIONS FOR 6040 N.
KILPATRICK AVENUE BY THE PUBLIC BUILDING COMMISSION.**

I. BACKGROUND

The Public Building Commission of Chicago (the "Applicant") submitted a variation application for 6040 N. Kilpatrick Avenue (the "subject property"). The subject property is zoned RS-1. The subject property is currently improved with the Sauganash Elementary School (the "school"), which is operated by the Chicago Public Schools ("CPS"). Due to overcrowding at the school, the Applicant proposed to construct a three-story addition to the school (the "proposed addition"). In order to permit construction of the proposed addition, the Applicant sought two variations: (1) to reduce the side setback (Kilpatrick Avenue) from the required 24.25' to 12.52'; (2) to increase the maximum floor area ratio ("FAR") from .50 (73,769 square feet) to 0.67 (97,979 square feet).

II. PUBLIC HEARING

A. The Hearing

The ZONING BOARD OF APPEALS held a remote public hearing¹ on the Applicant's variation applications at its regular meeting held on November 19, 2021, after due notice thereof as provided under Sections 17-13-0107-A(9) and 17-13-0107-B of the Chicago

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

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 submitted its proposed Findings of Fact. The Applicant's Deputy Director of Planning and Design Mr. Kerl LaJeune and its attorney Mr. Scott Borstein were present. The Applicant's architect Mr. William Sitton and its traffic engineer Mr. Chad Dillavou were present. Mr. Brian Zander and Ms. Christine Munns from CPS were present and in support of the application. Mr. Chris Schumer from the school's local school council was present and in support of the applications. The alderman of the 39th ward Ms. Samantha Nugent (the "Alderman") was present and in support of the applications. Mr. Greg Wiseman, Mr. James Murphy, Mrs. Carol Murphy and Mr. James Murphy III were present and in opposition to the applications (collectively, the "Objectors"). The statements and testimony given during the public hearing were given in accordance with the ZONING BOARD OF APPEALS' Rules of Procedure and its Emergency Rules (eff. November 1, 2021).

The Applicant's attorney Mr. Scott Borstein provided an overview of the application.

The Applicant offered the testimony of its Director of Planning and Design Mr. Kerl LaJeune in support of the applications.

The Applicant offered the testimony of its architect Mr. William Sitton in support of the applications.

Mr. Greg Wiseman, of 6055 N. Kilpatrick, offered testimony in opposition to the applications.

Mr. James Murphy, of 6049 N. Kilpatrick, offered testimony in opposition to the variations.

Mrs. Carol Murphy, also of 6059 N. Kilpatrick, offered testimony in opposition to the applications.

In response to Mr. Wiseman's, Mr. Murphy's, and Mrs. Murphy's testimony and in response to questions from the ZONING BOARD OF APPEALS, Mr. Sitton and Mr. LaJeune offered further testimony in support of the applications.

Mr. Chris Schumer, of 6244 N. Kedvale and secretary of the school's local school council, offered testimony in support of the applications.

The principal of the school Ms. Christine Munns offered testimony in support of the applications.

Mr. James Murphy, III, of 6280 N. Knox, offered testimony in opposition to the applications.

In response to the Objectors' testimony, Ms. Munns offered further testimony.

In response to the Objectors' testimony, the Applicant's traffic engineer Mr. Chad Dillavou offered testimony in support of the applications.

In response to the Objectors' testimony, Mr. LaJeune and Mr. Sitton offered further testimony in support of the applications.

The Alderman offered testimony in support of the applications.

Mr. Borstein made a brief closing statement.

B. Criteria for a Variation

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

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

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

III. FINDINGS OF FACT.

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

It is clear from the testimony of Mr. LaJeune and Ms. Munns that the school is severely overcrowded. Indeed, it is currently at 124% capacity. Therefore, an addition – as even the Objectors concede – is necessary. As can be seen from the photographs and the site plan of the subject property, the subject property is almost entirely improved (by the school's existing building, the school's parking lot and the school's artificial turf field). The subject property is also landlocked on all four sides by public way. As Mr. LaJeune very credibly testified, the foundations of the school's existing building cannot support an additional floor. Thus, any addition needs to be beside rather than atop the existing building. As Mr. LaJeune also very credibly testified, the configuration of the existing improvements on the subject property make it incredibly difficult – if not impossible – to site an addition on the subject property that is compliant with the Chicago Zoning Ordinance. As such, the ZONING BOARD OF APPEALS finds that strict compliance with the regulations and standards of the Chicago Zoning Ordinance would create practical difficulties or particular hardships for the subject property.

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

The requested variations will allow for the proposed addition to the school. As such, the requested variations are consistent with the stated purpose and intent of the Chicago Zoning Ordinance, specifically by: (1) promoting the public health, safety and general welfare pursuant to Section 17-1-0501 of the Chicago Zoning Ordinance by ensuring that the school is no longer overcrowded and by improving the water drainage in the neighborhood; (2) preserving the overall quality of life for residents and visitors pursuant to Section 17-1-0502 of the Chicago Zoning Ordinance by ensuring that the school can once again have a library, a music room, a STEM lab, a special education room, an art room and adequate gymnasium space; (3) protecting the character of the established residential

neighborhood pursuant to Section 17-1-0503 of the Chicago Zoning Ordinance by ensuring that the proposed addition remains three stories; (4) promoting orderly and compatible land use and development patterns pursuant to Section 17-1-0508 of the Chicago Zoning Ordinance by allowing the school to be improved with a very tasteful, sensitive addition; (5) ensuring adequate light, air, privacy and access to property pursuant to Section 17-1-0509 by providing (as can be seen by comparing the plans and drawings with the photographs and survey) an addition that is sensitive to the adjacent properties; and (6) promoting rehabilitation and reuse of older buildings pursuant to Section 17-1-0511 by allowing the school to remain viable.

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 variations 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 subject property is owned by the Applicant. The Applicant's sole purpose is to ensure that local government agencies – such as the CPS – have adequate buildings in which to perform their essential government functions.² In the instant case, as can be seen from the very credible testimony of Mr. LaJeune and Ms. Munns, the school as it presently exists is not adequate for CPS to perform its essential government function of providing quality public elementary education to the neighborhood. Due to overcrowding, the school currently lacks a library, a music room, a STEM lab, a special education room, an art room and adequate gymnasium space. It is also unable, at present, to take part in CPS' universal pre-kindergarten initiative. The variations will allow for the proposed addition which while, in turn, allow the Applicant to improve the school so that CPS can adequately perform its essential government function of providing quality public education to the neighborhood. The ZONING BOARD OF APPEALS therefore finds that without the requested variations, the subject property is 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 practical difficulties and particular hardships facing the subject property stem from the fact that the subject property is almost entirely improved (by the school's existing building, the

² 50 ILCS 20/1 *et seq.*

school's parking lot and the school's artificial turf field) and is landlocked on all four sides by public way. The foundations of the school's existing building cannot support an additional floor; therefore, any addition to the school must be aside rather than atop the existing building. Further, the majority of the school's existing building (i.e., the 1929 and 1954 portions) were built prior to the present Chicago Zoning Ordinance and thus are not ideally (from a present Chicago Zoning Ordinance perspective) located on the site. These are unique circumstances that are not generally applicable to other residential property.

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

The variations, if granted, will allow for the proposed addition. As can be seen from Mr. LeJeune's very credible testimony, Mr. Sitton's very credible testimony, Ms. Munns' very credible testimony and by comparing the photographs of the neighborhood and the plats of survey with the proposed addition, the proposed addition will not alter the essential character of the neighborhood. The ZONING BOARD OF APPEALS completely rejects the Objectors' contentions that the proposed addition is too large for the neighborhood. On the contrary, the ZONING BOARD OF APPEALS finds that as the proposed addition has been very sensitively designed so that its massing and façade are appropriate for not only the existing school campus but also the neighborhood.

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 variations pursuant to Section 17-13-1107-C of the Chicago Zoning Ordinance:

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

The particular physical surroundings of the subject property – that is, the fact that it is landlocked on all four sides by public way – and the topographical condition of the subject property – that is, the fact it is almost entirely improved with the school's existing building, the school's parking lot and the school's artificial turf field – results in particular hardship upon the Applicant. If the strict letter of the Chicago Zoning Ordinance were carried out, the Applicant would be forced to demolish a far larger portion of the existing school (such as the entire 2011 annex) and rebuild from scratch. Alternatively, the Applicant would be forced to give up its artificial turf field. Both of these options result in more than a mere inconvenience.

2. *The conditions upon which the petitions for the variations are based would not be applicable, generally, to other property within the same zoning classification.*

The ZONING BOARD OF APPEALS finds that the fact that the subject property is landlocked on all four sides by public way and almost entirely improved with the school's existing building, the school's parking lot and the artificial turf field are not conditions applicable, generally, to other property within the RS-1 zoning classification.

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

The variations are to relieve the overcrowding in the school. As such, they are not based exclusively upon a desire to make more money out of the subject property.

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

Both the 1929 and 1954 portions of the school were built prior to the current Chicago Zoning Ordinance. As such, adding any Chicago Zoning Ordinance compliant addition to the existing building – as Mr. LeJuene very credibly testified – was incredibly challenging if not impossible. Further, the subject property is landlocked on all four sides by public way, so the Applicant is constrained by the size of the subject property as it now exists. Neither the Applicant nor CPS created the current Chicago Zoning Ordinance. Neither the Applicant nor CPS created the public way.

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

The variation will allow the Applicant to construct the proposed addition. As very credibly testified by Mr. Sitton and Mr. Dillavou, the proposed addition will not interfere with any traffic operations or traffic safety along Hiawatha or Kilpatrick Avenue. Indeed, the ZONING BOARD OF APPEALS finds 12' to be ample space between the building and the curb. Further, and as also very credibly testified by Mr. LaJeune and Mr. Sitton, the proposed addition will not negatively impact water drainage in the area but will instead improve it. In addition, as Mr. Sitton very credibly testified and as can be seen from comparing the plans and drawings of the proposed addition with the plat of survey and the photographs, the proposed addition has been designed to be architecturally sympathetic to not only

the existing school but also the adjacent properties. As such, the granting of the variations will not be detrimental to the public welfare or injurious to other property or improvements in the area.

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 variations will allow the Applicant to construct the proposed addition. As can be seen from the very credible testimony Mr. Sitton and from comparing the plans and drawings with the plat of survey and the photographs, the addition will not impair an adequate supply of light and air to adjacent properties. As the variations will allow the Applicant to preserve their current parking and loading and unloading configuration, the proposed variations will not substantially increase congestion in the public streets. As the proposed addition will not be constructed unless and until the Applicant has received valid building permits, the variations will not increase the danger of fire or endanger the public safety. Finally, as the variations will allow for a very tasteful, sensitive addition to the school, the variations 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 Applicant has proved its case by evidence, testimony and the entire record, including the Applicant's proposed Findings of Fact, covering the specific criteria for a variation pursuant to Sections 17-13-1107-A, B and C of the Chicago Zoning Ordinance.

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

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

APPROVED AS TO SUBSTANCE

By: 
Timothy Knudsen, Chairman

I, Janine Klich-Jensen, staff person for the ZONING BOARD OF APPEALS, certify that I caused this to be placed in the USPS mail at 121 North LaSalle Street, Chicago, IL on 1/24, 2022.


Janine Klich-Jensen

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

APPLICANT: Timothy Hogan **CAL. NO.:** 484-21-Z
APPEARANCE FOR: John Pikarski **MINUTES OF MEETING:**
November 19, 2021
APPEARANCE AGAINST: None
PREMISES AFFECTED: 6601 N. Newgard Avenue

NATURE OF REQUEST: Application for a variation to reduce the rear setback from the required 21.56' to 1.81', north side setback from 4.03' to 3.82', south to be 19.84' and combined side yard setback to be 23.66' for a new two-story rear addition to an existing single-family residence.

ACTION OF BOARD - VARIATION GRANTED

THE VOTE

DEC 20 2021
 CITY OF CHICAGO
 ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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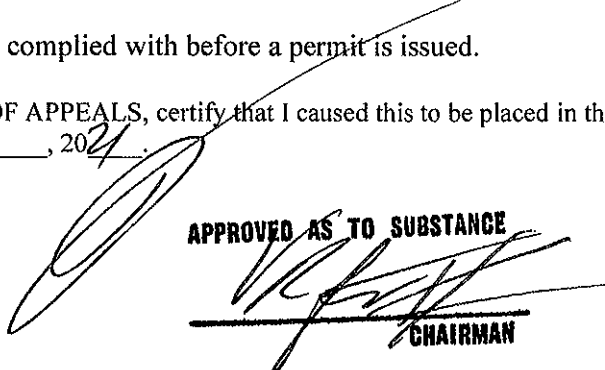
WHEREAS, a remote public hearing was held, in accordance with Section 7(e) of the Open Meetings Act, 5 ILCS 120/1 et seq., on this application by the Zoning Board of Appeals at its regular meeting held on November 19, 2021 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on November 4, 2021; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the rear setback to 1.81', north side setback to 3.82', south to be 19.84' and combined side yard setback to be 23.66' for a new two-story rear addition to an existing 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 caused this to be placed in the USPS mail at 121 North LaSalle Street, Chicago, IL on 12/20, 2021.


APPROVED AS TO SUBSTANCE
CHAIRMAN

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

APPLICANT: Carolina Lapekas

CAL. NO.: 485-21-Z

APPEARANCE FOR: Thomas Pikarski

MINUTES OF MEETING:
November 19, 2021

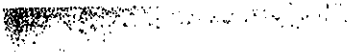
APPEARANCE AGAINST: None

PREMISES AFFECTED: 1952 N. Bissell Street

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

ACTION OF BOARD – Continued to January 21, 2022

THE VOTE



DEC 20 2021

CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE

CHAIRMAN

APPLICANT: Carolina Lapekas

CAL. NO.: 486-21-Z

APPEARANCE FOR: Thomas Pikarski

MINUTES OF MEETING:
November 19, 2021

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1952 N. Bissell Street

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

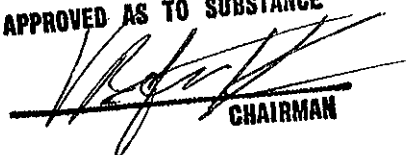
ACTION OF BOARD – Continued to January 21, 2022

THE VOTE

DEC 20 2021
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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X		
X		

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Michael Hogan **CAL. NO.:** 487-21-Z
APPEARANCE FOR: John Pikarski **MINUTES OF MEETING:**
November 19, 2021
APPEARANCE AGAINST: None
PREMISES AFFECTED: 1414 W. Albion Avenue

NATURE OF REQUEST: Application for a variation to reduce the rear setback from the required 14' to 2.67' for a proposed one-story rear addition to the existing single-family residence.

ACTION OF BOARD - VARIATION GRANTED

THE VOTE

DEC 20 2021
 CITY OF CHICAGO
 ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
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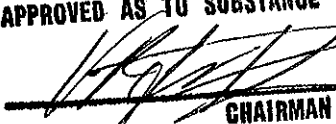
WHEREAS, a remote public hearing was held, in accordance with Section 7(e) of the Open Meetings Act, 5 ILCS 120/1 et seq., on this application by the Zoning Board of Appeals at its regular meeting held on November 19, 2021 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on November 4, 2021; 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 2.67' for a proposed one-story rear addition to the existing single-family residence; an additional variation was granted to the subject property in Cal. No. 488-21-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 caused this to be placed in the USPS mail at 121 North LaSalle Street, Chicago, IL on 12/20, 2021.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Michael Hogan

CAL. NO.: 488-21-Z

APPEARANCE FOR: John Pikarski

MINUTES OF MEETING:
November 19, 2021

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1414 W. Albion Avenue

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 one-story rear addition to the existing two-story, single-family residence.

ACTION OF BOARD - VARIATION GRANTED

THE VOTE

DEC 20 2021
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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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 November 19, 2021 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on November 4, 2021; and

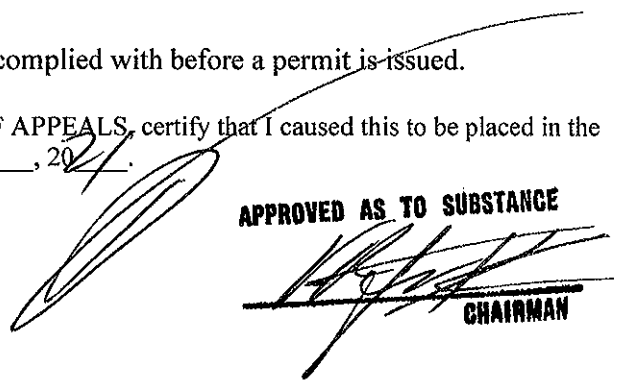
WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the rear yard open space to zero for a proposed one-story rear addition to the existing two-story, single-family residence; an additional variation was granted to the subject property in Cal. No. 487-21-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 caused this to be placed in the USPS mail at 121 North LaSalle Street, Chicago, IL on 12/20, 2021.

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: ZSD Madcar, LLC **CAL. NO.:** 489-21-Z
APPEARANCE FOR: Rolando Acosta **MINUTES OF MEETING:**
November 19, 2021
APPEARANCE AGAINST: None
PREMISES AFFECTED: 6 N. Carpenter Street

NATURE OF REQUEST: Application for a variation to reduce the rear setback for floors containing dwelling units from 30' to 0.54' for a proposed six-story, thirteen dwelling unit building with rear decks extending from the second, third and fourth floors with retail use and twenty-three parking spaces on the ground floor.

ACTION OF BOARD - VARIATION GRANTED

THE VOTE

DEC 20 2021
 CITY OF CHICAGO
 ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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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 November 19, 2021 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on November 4, 2021; 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 for floors containing dwelling units to 0.54' for a proposed six-story, thirteen dwelling unit building with rear decks extending from the second, third and fourth floors with retail use and twenty-three parking spaces on the ground floor; 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 caused this to be placed in the USPS mail at 121 North LaSalle Street, Chicago, IL on 12/20, 2021.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Union Fades Cal. No.490-21-S

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

November 19, 2021

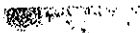
APPEARANCE AGAINST: None

PREMISES AFFECTED: 6425 W. Archer Avenue

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

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE



DEC 20 2021
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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X		

THE RESOLUTION:

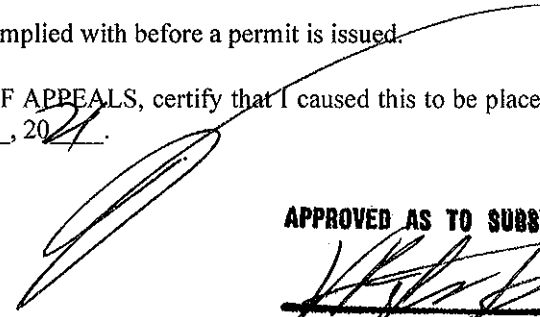
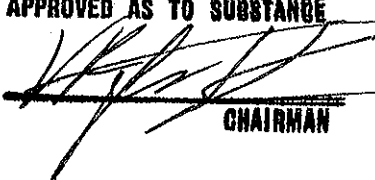
WHEREAS, a remote public hearing was held, in accordance with Section 7(e) of the Open Meetings Act, 5 ILCS 120/1 et seq., on this application by the Zoning Board of Appeals at its regular meeting held on November 19, 2021 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on November 4, 2021; and

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

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

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I caused this to be placed in the USPS mail at 121 North LaSalle Street, Chicago, IL on 12/20, 2021.


APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Community United Development Group, LLC Cal. No.305-21-S

APPEARANCE FOR: Paul Kolpak

MINUTES OF MEETING:
November 19, 2021

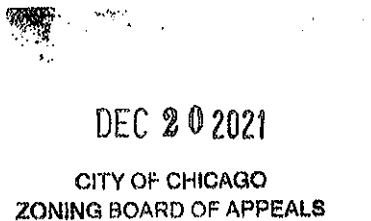
APPEARANCE AGAINST: None

PREMISES AFFECTED: 6700 S. Halsted Street

NATURE OF REQUEST: Application for a special use to establish a gas station.

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE



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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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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 November 19, 2021 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on July 1, 2021; and

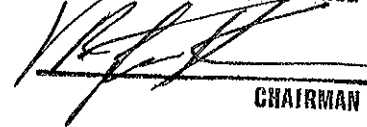
WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a gas station; a variation was also granted to the subject property in Cal. No. 306-21-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 special use is issued solely to the applicant, Community United Development Group, LLC, and the development is consistent with the design and layout of the site, landscape and tree removal plans, elevations, and associated landscaping and site details, dated November 17, 2021, with elevations dated February 11, 2021, all prepared by Projekt Studio, LLC.

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I caused this to be placed in the USPS mail at 121 North LaSalle Street, Chicago, IL on 12/20, 2021.

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Community United Development Group, LLC **CAL. NO.:** 306-21-Z

APPEARANCE FOR: Paul Kolpak **MINUTES OF MEETING:**
November 19, 2021

APPEARANCE AGAINST: None

PREMISES AFFECTED: 6700 S. Halsted Street

NATURE OF REQUEST: Application for a variation to reduce the minimum required lot area from 20,000 square feet to 15,299 square feet for a proposed gas station.

ACTION OF BOARD - VARIATION GRANTED

THE VOTE

DEC 20 2021
CITY OF CHICAGO
ZONING BOARD OF APPEALS

TIMOTHY R. KNUDSEN
ZURICH ESPOSITO
BRIAN H. SANCHEZ
JOLENE SAUL
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 November 19, 2021 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on July 1, 2021; 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 required lot area to 15,299 square feet for a proposed gas station; a special use was also approved at the subject property in Cal. No. 305-21-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 caused this to be placed in the USPS mail at 121 North LaSalle Street, Chicago, IL on 12/20, 2021.

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Greg Milsk
APPEARANCE FOR: Same as Applicant
APPEARANCE AGAINST: None
PREMISES AFFECTED: 2215 S. Christiana Avenue

CAL. NO.: 353-21-Z

MINUTES OF MEETING:
November 19, 2021

NATURE OF REQUEST: Application for a variation to reduce the rear yard open space from the required 202.31 square feet to zero for two proposed additional dwelling units within an existing one and two-story building to be converted to a three dwelling unit building.

ACTION OF BOARD - VARIATION GRANTED

THE VOTE

DEC 20 2021
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

WHEREAS, a remote public hearing was held, in accordance with Section 7(e) of the Open Meetings Act, 5 ILCS 120/1 et seq., on this application by the Zoning Board of Appeals at its regular meeting held on November 19, 2021 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on September 2, 2021; 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 two proposed additional dwelling units within an existing one and two-story building to be converted to a three dwelling unit building; an additional variation was granted to the subject property in Cal. No. 354-21-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 caused this to be placed in the USPS mail at 121 North LaSalle Street, Chicago, IL on 12/20, 2021.

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Greg Milsk

CAL. NO.: 354-21-Z

APPEARANCE FOR: Same as Applicant

MINUTES OF MEETING:
November 19, 2021

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2215 S. Christiana Avenue

NATURE OF REQUEST: Application for a variation to reduce the required off-street parking from the required two spaces to zero for two additional proposed dwelling units within an existing one and two-story building to be converted to three dwelling unit building.

ACTION OF BOARD - VARIATION GRANTED

THE VOTE

DEC 20 2021
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

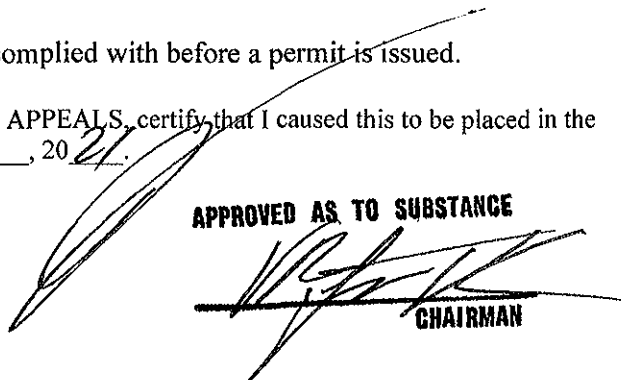
WHEREAS, a remote public hearing was held, in accordance with Section 7(e) of the Open Meetings Act, 5 ILCS 120/1 et seq., on this application by the Zoning Board of Appeals at its regular meeting held on November 19, 2021 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on September 2, 2021; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the required off-street parking to zero for two additional proposed dwelling units within an existing one and two-story building to be converted to three dwelling unit building; an additional variation was granted to the subject property in Cal. No. 353-21-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 caused this to be placed in the USPS mail at 121 North LaSalle Street, Chicago, IL on 12/20, 2021.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Starbucks Corporation

Cal. No.367-21-S

APPEARANCE FOR: Sara Barnes

MINUTES OF MEETING:
November 19, 2021

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3557 N. Long Avenue

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

ACTION OF BOARD – Continued to January 21, 2022

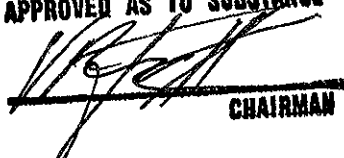
THE VOTE

DEC 20 2021
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Roosevelt Operations Inc. Cal. No.387-21-S

APPEARANCE FOR: Tyler Manic **MINUTES OF MEETING:**
November 19, 2021

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1549-59 W. Roosevelt Road

NATURE OF REQUEST: Application for a special use to establish gas station with a one-story mini mart.

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

DEC 20 2021
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

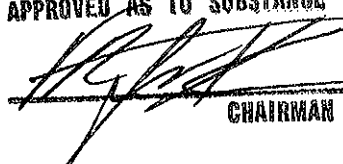
WHEREAS, a remote public hearing was held, in accordance with Section 7(e) of the Open Meetings Act, 5 ILCS 120/1 et seq., on this application by the Zoning Board of Appeals at its regular meeting held on November 19, 2021 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on September 2, 2021; 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 gas station with a one-story mini mart; a variation was also granted to the subject property in Cal. No. 388-21-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 special use is issued solely to the applicant, Roosevelt Operations Inc., and the development is consistent with the design and layout of the plans and drawings dated October 14, 2021, prepared by Nick Scarlatis & Associates, LTD.

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I caused this to be placed in the USPS mail at 121 North LaSalle Street, Chicago, IL on 12/20, 2021.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Roosevelt Operations, Inc. **CAL. NO.:** 388-21-Z
APPEARANCE FOR: Tyler Manic **MINUTES OF MEETING:** November 19, 2021
APPEARANCE AGAINST: None
PREMISES AFFECTED: 1549-59 W. Roosevelt Road

NATURE OF REQUEST: Application for a variation to reduce the minimum lot area from the required 20,000 square feet to 14,719 square feet for a proposed gas station and a one-story mini mart.

ACTION OF BOARD - VARIATION GRANTED

THE VOTE

DEC 20 2021
 CITY OF CHICAGO
 ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

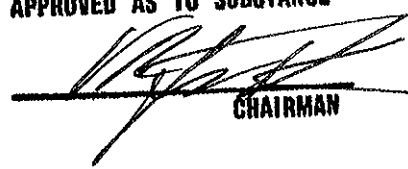
WHEREAS, a remote public hearing was held, in accordance with Section 7(e) of the Open Meetings Act, 5 ILCS 120/1 et seq., on this application by the Zoning Board of Appeals at its regular meeting held on November 19, 2021 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on September 2, 2021; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the minimum lot area to 14,719 square feet for a proposed gas station and a one-story mini mart; a special use was also approved at the subject property in Cal. No. 387-21-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 caused this to be placed in the USPS mail at 121 North LaSalle Street, Chicago, IL on 12/20, 2021.

APPROVED AS TO SUBSTANCE

 CHAIRMAN

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

APPLICANT: Muhammed Abdallah

Cal. No.400-21-S

APPEARANCE FOR: John Pikarski

MINUTES OF MEETING:

November 19, 2021

APPEARANCE AGAINST: None

PREMISES AFFECTED: 12701 S. Halsted Street

NATURE OF REQUEST: Application for a special use to establish a new gas station with a one-story, retail accessory building.

ACTION OF BOARD – Continued to January 21, 2022

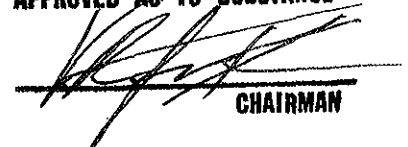
THE VOTE

DEC 20 2021
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Muhammed Abdallah Cal. No.401-21-S
APPEARANCE FOR: John Pikarski
APPEARANCE AGAINST: None
PREMISES AFFECTED: 12701 S. Halsted Street

MINUTES OF MEETING:
November 19, 2021

NATURE OF REQUEST: Application for a variation to reduce the minimum lot area for a gas station from the required 20,000 square feet to 13,284 square feet for a new gas station with a one-story accessory retail building.

ACTION OF BOARD – Continued to January 21, 2022

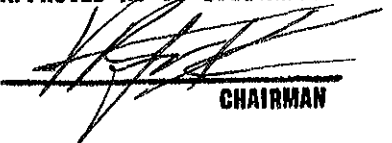
THE VOTE

DEC 20 2021
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Chicago Youth Centers Cal. No.409-21-S
APPEARANCE FOR: Bernard Citron / Talar Berberian **MINUTES OF MEETING:**
November 19, 2021
APPEARANCE AGAINST: None
PREMISES AFFECTED: 9207 S. Phillips Avenue

NATURE OF REQUEST: Application for a special use to convert a 14,300 square foot, one-story school to a community center.

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

DEC 20 2021
 CITY OF CHICAGO
 ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a remote public hearing was held, in accordance with Section 7(e) of the Open Meetings Act, 5 ILCS 120/1 et seq., on this application by the Zoning Board of Appeals at its regular meeting held on November 19, 2021 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on September 2, 2021; and

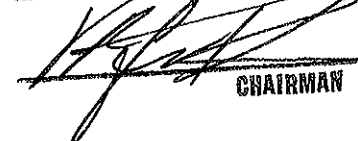
WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to convert a 14,300 square foot, one-story school to a community center; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony 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, Chicago Youth Centers, and the development is consistent with the design and layout of the plans and drawings dated July 28, 2021, prepared by Paul Gongola Architecture LLC, with Landscape Plan prepared by Mack Land LLC.

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I caused this to be placed in the USPS mail at 121 North LaSalle Street, Chicago, IL on 12/20, 2021.

APPROVED AS TO SUBSTANCE


CHAIRMAN