

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

APPLICANT: Chrissy Collins Hair, PLLC Cal. No.1-22-S
APPEARANCE FOR: Same as Applicant **MINUTES OF MEETING:** January 21, 2022
APPEARANCE AGAINST: None
PREMISES AFFECTED: 3035 W. Fullerton Avenue

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

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

FEB 22 2022
 CITY OF CHICAGO
 ZONING BOARD OF APPEALS

TIMOTHY R. KNUDSEN
 ZURICH ESPOSITO
 VAISHALI RAO
 JOLENE SAUL
 SAM TOIA

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

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

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

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 2/22, 2022

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Chrome Beauty Lounge Cal. No.2-22-S
APPEARANCE FOR: Same as Applicant **MINUTES OF MEETING:**
 January 21, 2022
APPEARANCE AGAINST: None
PREMISES AFFECTED: 3304 W. Fullerton Avenue

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

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

FEB 22 2022
 CITY OF CHICAGO
 ZONING BOARD OF APPEALS

TIMOTHY R. KNUDSEN
 ZURICH ESPOSITO
 VAISHALI RAO
 JOLENE SAUL
 SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
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THE RESOLUTION:

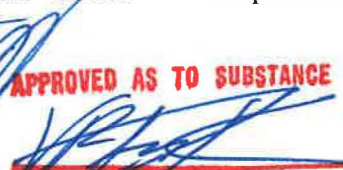
WHEREAS, a remote public hearing was held, in accordance with Section 7(e) of the Open Meetings Act, 5 ILCS 120/1 et seq., on this application by the Zoning Board of Appeals at its regular meeting held on January 21, 2022 after due notice thereof as provided under Section 17-13-0107B and by publication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

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

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

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 2/22, 2022.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Vandross Hair Design North Milwaukee, LLC Cal. No.3-22-S

APPEARANCE FOR: Same as Applicant

MINUTES OF MEETING:
January 21, 2022

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1883 N. Milwaukee Avenue*

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

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

FEB 22 2022
CITY OF CHICAGO
ZONING BOARD OF APPEALS

TIMOTHY R. KNUDSEN
ZURICH ESPOSITO
VAISHALI RAO
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 January 21, 2022 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on January 6, 2022; and

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

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

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 2/22, 2022.

*Amended at Hearing

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Shanae L. Joseph, Momentum Glam & Beauty Salon, Inc. Cal. No.4-22-S

APPEARANCE FOR: Same as Applicant

MINUTES OF MEETING:
January 21, 2022

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1710 W. 48th Street

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

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

FEB 22 2022
CITY OF CHICAGO
ZONING BOARD OF APPEALS

TIMOTHY R. KNUDSEN
ZURICH ESPOSITO
VAISHALI RAO
JOLENE SAUL
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
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THE RESOLUTION:

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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 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

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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 2/22, 2022

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Menesty's LLC Cal. No. 5-22-S
APPEARANCE FOR: Patrick Turner **MINUTES OF MEETING:**
January 21, 2022
APPEARANCE AGAINST: None
PREMISES AFFECTED: 3235 N. Ashland Avenue

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

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

FEB 22 2022
 CITY OF CHICAGO
 ZONING BOARD OF APPEALS

TIMOTHY R. KNUDSEN
 ZURICH ESPOSITO
 VAISHALI RAO
 JOLENE SAUL
 SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
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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 to establish a barber / hair salon; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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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 2/22, 2022

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Menesty's LLC Cal. No. 6-22-S
APPEARANCE FOR: Patrick Turner **MINUTES OF MEETING:**
January 21, 2022
APPEARANCE AGAINST: None
PREMISES AFFECTED: 1444 N. Wells Street

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

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

FEB 22 2022
CITY OF CHICAGO
ZONING BOARD OF APPEALS

TIMOTHY R. KNUDSEN
 ZURICH ESPOSITO
 VAISHALI RAO
 JOLENE SAUL
 SAM TOIA

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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 to establish a barber shop / hair salon; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony 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

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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 2/22, 2022

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Blade Work Studio, LLC Cal. No. 7-22-S
APPEARANCE FOR: Patrick Turner **MINUTES OF MEETING:**
APPEARANCE AGAINST: None January 21, 2022
PREMISES AFFECTED: 10411 S. Ewing Avenue

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

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

FEB 22 2022
 CITY OF CHICAGO
ZONING BOARD OF APPEALS

TIMOTHY R. KNUDSEN
 ZURICH ESPOSITO
 VAISHALI RAO
 JOLENE SAUL
 SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
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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 to establish a barber shop; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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 2/22, 2022.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: McBrearty Construction Company Cal. No. 8-22-S

APPEARANCE FOR: Patrick Turner **MINUTES OF MEETING:**

January 21, 2022

APPEARANCE AGAINST: None

PREMISES AFFECTED: 334-38 E. Pershing Rd./3851-57 S. Calumet Ave./3844-58 S. Dr. Martin Luther King Jr. Dr.

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

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

FEB 22 2022
CITY OF CHICAGO
ZONING BOARD OF APPEALS

TIMOTHY R. KNUDSEN
ZURICH ESPOSITO
VAISHALI RAO
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 January 21, 2022 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on January 6, 2022; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish residential use below the second floor for a proposed three-story, three building, fifteen dwelling unit townhome development; a variation was also granted to the subject property in Cal. No. 9-22-Z; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): provided the development is consistent with the design and layout of the plans and drawings dated January 10, 2022, prepared by 360 Design Studio.

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I caused this to be placed in the USPS mail at 121 North LaSalle Street, Chicago, IL on 2/22, 2022.
Page 10 of 44.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: McBrearty Construction Company **CAL. NO.:** 9-22-Z

APPEARANCE FOR: Patrick Turner **MINUTES OF MEETING:**

January 21, 2022

APPEARANCE AGAINST: None

PREMISES AFFECTED: 334-38 E. Pershing Rd./3851-57 S. Calumet Ave./3844-58 S. Dr. Martin Luther King Jr. Dr.

NATURE OF REQUEST: Application for a variation to relocate a portion of the required 175 square feet of private rear yard area per unit to be located on balconies for ten of the fifteen townhome units for the proposed three-story, three building townhome development with fifteen units.

ACTION OF BOARD - VARIATION GRANTED

THE VOTE

FEB 22 2022
CITY OF CHICAGO
ZONING BOARD OF APPEALS

TIMOTHY R. KNUDSEN
ZURICH ESPOSITO
VAISHALI RAO
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 January 21, 2022 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on January 6, 2022; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to relocate a portion of the required 175 square feet of private rear yard area per unit to be located on balconies for ten of the fifteen townhome units for the proposed three-story, three building townhome development with fifteen units; a special use was also approved for the subject property in Cal. No. 8-22-S; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that the foresaid variation request be and it hereby is granted subject to the following condition(s): provided the development is consistent with the design and layout of the plans and drawings dated January 10, 2022, prepared by 360 Design Studio.

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I caused this to be placed in the USPS mail at 121 North LaSalle Street, Chicago, IL on 2/22, 2022

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Grand Gas Mart, Inc.

Cal. No.10-22-S

APPEARANCE FOR: Nicholas Ftikas

MINUTES OF MEETING:
January 21, 2022

APPEARANCE AGAINST: None

PREMISES AFFECTED: 4755 W. Grand Avenue

NATURE OF REQUEST: Application for a special use to establish a gas station with six pumps and an accessory retail convenience store.

ACTION OF BOARD – Continued to February 18, 2022

THE VOTE

FEB 22 2022
CITY OF CHICAGO
ZONING BOARD OF APPEALS

TIMOTHY R. KNUDSEN
ZURICH ESPOSITO
VAISHALI RAO
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
121 North LaSalle Street
Chicago, Illinois 60602
TEL: (312) 744-3888



ZBA

NOV 21 2022

CITY OF CHICAGO
ZONING BOARD
OF APPEALS
11-22-S & 216-22-Z
CALENDAR NUMBERS

Stony Fuel Mart, Inc.
APPLICANT

9155 S. Stony Island Avenue
PREMISES AFFECTED

June 17, 2022
HEARING DATE

ACTION OF BOARD

THE VOTE

The application for the special use is approved subject to the conditions set forth in this decision. The application for the variation is approved.

Timothy Knudsen,
Chairman
Zurich Esposito
Brian Sanchez
Sam Toia

AFFIRMATIVE NEGATIVE ABSENT

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**FINDINGS OF THE ZONING BOARD OF APPEALS
IN THE MATTER OF THE SPECIAL USE AND VARIATION APPLICATIONS
FOR 9155 S. STONY ISLAND AVENUE BY STONY FUEL MART, INC.**

I. BACKGROUND

Stony Island Fuel Mart, Inc. (the “Applicant”) submitted a special use application and a variation application for 9155 S. Stony Island Avenue (the “subject property”). The subject property is zoned B3-2 and is improved with an existing gas station and accessory retail convenience store. The Applicant currently operates the gas station and the retail convenience store. The Applicant proposed to relocate and expand the footprint of the retail convenience store. Currently the retail convenience store contains approximately 1,019 square feet of total building area. The proposed relocation and expansion would increase the total building area to 1,632 square feet. (a 60% increase in floor area). Because of this change in building area, the Applicant was required to comply with Section 17-13-0910 of the Chicago Zoning Ordinance, which reads as follows:

17-13-0910 Amendments to Special Uses. A change or increase in the area, bulk or function of any existing special use, or from those conditions specified by the Zoning Board of Appeals at the time of approval, will constitute and be deemed the same as a new special use and will require special use approval pursuant to all procedures of this section.

Further, due to the size of the subject property, the Applicant required a variation to reduce the minimum lot area for a gas station from the required 20,000 square feet to

18,750 square feet. In accordance with Section 17-13-0903 of the Chicago Zoning Ordinance, the Zoning Administrator of the City's Department of Planning and Development (the "Zoning Administrator" and the "Department") recommended approval of the proposed special use provided that: (1) the special use was issued solely to the Applicant; (2) the development was consistent with the design and layout of the site details dated March 14, 2022, with landscape details dated March 18, 2022, elevations dated February 15, 2022, and floor plan dated February 25, 2022, prepared by Nick Scarlatis & Associates; and (3) the north side of the northernmost Stony Island driveway was relocated and reconstructed to be no closer than five feet (5') from the north property line in accordance with Chicago Department of Transportation ("CDOT") standards.

II. PUBLIC HEARING

A. The Hearing

The ZONING BOARD OF APPEALS held a remote public hearing¹ on the Applicant's special use and variation applications at its regular meeting held on June 17, 2022, after due notice thereof as provided under Sections 17-13-0107-A(9) and 17-13-0107-B of the Chicago Zoning Ordinance and by publication in the *Chicago Tribune*, and (with respect to the special use application) as continued without further notice as provided under Section 17-13-108-A of the Chicago Zoning Ordinance. In accordance with the ZONING BOARD OF APPEALS' Rules of Procedure (eff. August 20, 2021), the Applicant had submitted its proposed Findings of Fact. The Applicant's president Mr. Reziq Omran and its attorney Mr. Nick Ftikas were present. The Applicant's architect Mr. Nicholas Scarlatis and its MAI certified real estate appraiser Mr. Joseph Ryan were also present. The Zoning Administrator Mr. Patrick Murphy was present. The statements and testimony given during the public hearing were given in accordance with the ZONING BOARD OF APPEALS' Rules of Procedure and its Emergency Rules (eff. November 1, 2021).²

The Applicant's attorney Mr. Nick Ftikas provided a brief overview of the applications. He also stated that the Applicant opposed the Zoning Administrator's recommendation that the north side of the northernmost Stony Island driveway be relocated and reconstructed.

The Applicant's president offered testimony in support of the applications.

The Applicant's architect Mr. Nicholas Scarlatis offered testimony in support of the applications.

The Applicant's MAI certified appraiser Mr. Joseph Ryan offered testimony in support of the applications.

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

² Such Emergency Rules were issued by the Chairman of the ZONING BOARD OF APPEALS in accordance with his emergency rule-making powers set forth in the Rules of Procedure.

The Zoning Administrator Mr. Patrick Murphey offered testimony in support of the Zoning Administrator's recommendation that the north side of the northmost Stony Island driveway be relocated and reconstructed.

In response to Mr. Murphey's testimony, Mr. Scarlatis offered further testimony

Mr. Fitkas made a brief closing statement.

B. Criteria for a Special Use

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

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 are based would not be applicable, generally, to other property within the same zoning classification; (3) the purpose of the variation is not based

exclusively upon a desire to make more money out of the property; (4) the alleged practical difficulty or particular hardship has not been created by any person presently having an interest in the property; (5) the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; and (6) the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.

III. FINDINGS OF FACT

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

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

The subject property is located in a B3-2 zoning district. A gas station is a special use in a B3-2 zoning district.³ Other than the accompanying variation, the Applicant is seeking no other relief from the Chicago Zoning Ordinance. It is only the special use and the variation that brings it before the ZONING BOARD OF APPEALS. Since the ZONING BOARD OF APPEALS has decided to grant the special use and the variation to the Applicant, the Applicant's proposed special use therefore complies with all applicable standards of the Chicago Zoning Ordinance.

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

The proposed special use is in the interest of the public convenience because it will allow the Applicant to provide the public with an improved and enlarged retail convenience store.

Further, due to the conditions imposed by the ZONING BOARD OF APPEALS, particularly the condition that the north side of the northernmost Stony Island driveway be relocated and reconstructed to be no closer than five feet (5') from the north property line in accordance with CDOT standards, the proposed special use will not have a significant adverse impact on the general welfare of the neighborhood or community. While the ZONING BOARD OF APPEALS appreciates the Applicant's argument with respect to the existing driveway, the fact of the matter remains that by expanding the building area of the retail convenience store, the Applicant can no longer rely – as the Zoning Administrator testified – on the prior nonconformity of the northernmost Stony Island driveway. The relocation of the northernmost Stony Island driveway will ensure that any

³ See Section 17-3-0207(HH) of the Chicago Zoning Ordinance.

conflicts between the gas station's vehicular traffic and the public way are minimized. Keeping traffic conflicts to a minimum is especially important due to the fact the retail convenience store is being substantially expanded, and, consequently, the gas station itself will generate more traffic.

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

The subject property is currently improved with a gas station. There will be no changes to the current location and configuration of the gas station's fuel pumps. A comparison of the photographs of current retail convenience store with the plans for the proposed retail convenience store shows that the proposed retail convenience store will be compatible with the surrounding area in terms of site planning and building scale and project design. Further, the relocation and reconstruction of the north side of the northernmost Stony Island driveway so that is no closer than five feet (5') from the north property line in accordance with CDOT standards will ensure – as set forth above – that any conflicts between the gas station's vehicular traffic and the public way are minimized. Based on all this, the proposed special use is compatible with the character of the surrounding area in terms of site planning and building scale and project design.

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

The proposed special use is for the relocated and enlarged retail convenience store. The Applicant is not changing its hours of operation and therefore its outdoor lighting and noise will similarly remain unchanged. The ZONING BOARD OF APPEALS does find that the enlarged retail convenience store will generate more traffic; however, due to the relocation and reconstruction of the north side of the northernmost Stony Island driveway so that is no closer than five feet (5') from the north property line in accordance with CDOT standards, any conflicts between traffic generated by the proposed special use and the public way will be minimized. Based on all this, the proposed special use is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise and traffic generation.

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

With the exception of the relocation and reconstruction of the north side of the northernmost Stony Island driveway so that is no closer than five feet (5') from the north property line in accordance with CDOT standards, ingress and egress to the subject property will not change. This relocation and reconstruction of the north side of the northernmost Stony Island driveway is to ensure that traffic

conflicts between the gas station's vehicular traffic and the public way are minimized. Further, the Applicant's plans show new landscaping for the subject property. The ZONING BOARD OF APPEALS therefore finds that the proposed special use is designed to promote 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 variation pursuant to Section 17-13-1107-A of the Chicago Zoning Ordinance:

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

The Applicant currently operates a gas station on the subject property. The Applicant would like to make improvements to its gas station by means of a relocated and enlarged retail convenience store. However, due to changes in the Chicago Zoning Ordinance between 1971 and today, the subject property no longer has the required minimum lot area for a gas station. The ZONING BOARD OF APPEALS therefore finds that the strict compliance with the regulations and standards of the Chicago Zoning Ordinance would create practical difficulties or particular hardships for the subject property in that the improvements on the subject property would have to remain forever unchanged.

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

The requested variation will allow for the Applicant to relocate and enlarge the retail convenience store on the subject property. As can be seen comparing the photographs of the subject property with the new plans and drawings, this relocation and enlargement of the retail convenience store is a great improvement to the subject property. Therefore, it will promote the public health, safety and general welfare pursuant to Section 17-1-0501 of the Chicago Zoning Ordinance and preserve the overall quality of life for residents and visitors pursuant to Section 17-1-0502 of the Chicago Zoning Ordinance. It will maintain economically vibrant as well as attractive business and commercial areas pursuant to Section 17-1-0504 of the Chicago Zoning Ordinance. The variation will allow a gas station to be maintained on the subject property thus maintaining orderly and compatible land use and development patterns pursuant to Section 17-1-0508 of the Chicago Zoning Ordinance.

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

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

The subject property is improved with a gas station. Such gas station has been in operation since 1971. Without the requested variation, the Applicant is unable to make necessary improvements to its gas station. As such, if permitted to be used only in accordance with the standards of the Chicago Zoning Ordinance, the gas station could never be improved. As consumer expectations for gas stations have changed greatly since 1971, without the requested variation, the subject property cannot yield as 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 current use of the subject property as a gas station combined with the Chicago Zoning Ordinance's requirement that a gas station must have 20,000 square feet of minimum lot area is a unique circumstance that is not generally applicable to other commercial property.

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

The variation will allow a relocated and enlarged retail convenience store for the gas station. As can be seen from the plans and drawings for the proposed retail convenience store, the relocated and enlarged retail convenience store will greatly improve the current condition of the subject property. Further, a gas station has operated on the subject property since 1971. As such, the variation will not alter the essential character of 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 application for variation pursuant to Section 17-13-1107-C of the Chicago Zoning Ordinance:

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

The particular shape of the subject property – that is, the fact that its minimum lot area is less than 20,000 square feet – results in particular hardship to the Applicant if the strict letter of the Chicago Zoning Ordinance were carried out. Without the variation, the Applicant would not be able to ever make improvements to its gas station. The ZONING BOARD OF APPEALS finds this to be much more than a mere inconvenience.

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

The fact that the Applicant operates a gas station on the subject property despite the fact that the subject property's minimum lot area is less than 20,000 square feet is not a condition that is applicable, generally, to other property in the B3-2 zoning district.

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

The purpose of the variation is not based exclusively upon a desire to make more money out of the subject property but rather to allow the Applicant to make necessary improvements to its gas station.

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

The Applicant did not create the 20,000 square foot minimum lot area requirement for gas stations. Such a requirement was created solely by the City Council when it adopted the present Chicago Zoning Ordinance.

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

The variation will allow for a relocated and expanded retail convenience store. As can be seen from comparing the plans and drawings of proposed retail convenience store with photographs of the current retail convenience store, the proposed retail convenience store will be a great improvement to the current conditions on the subject property. As such, 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 subject property is located.

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

The variation will allow for the relocated and expanded retail convenience store. As can be seen from comparing the plans and drawings of the proposed building with the photographs of the neighborhood, it is clear that the variation will not impair an adequate supply of light and air to adjacent property. Due to the relocation and reconstruction of the north side of the northernmost Stony Island driveway so that is no closer than five feet (5') from the north property line in accordance with CDOT standards, the variation will not substantially increase congestion in the public streets. As the proposed retail convenience store will not be built unless and until all proper building permits have been issued, the

variation will not increase the danger of fire or endanger the public safety. As the variation will allow the Applicant to improve the gas station by means of a larger retail convenience store, 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 his case by evidence, testimony and the entire record, including the Applicant's proposed Findings of Fact, covering the specific criteria for a special use pursuant to Section 17-13-0905-A Chicago Zoning Ordinance.

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

1. The special use shall be issued solely to the Applicant;
2. The development shall be consistent with the design and layout of the site details dated March 14, 2022, with landscape details dated March 18, 2022, elevations dated February 15, 2022, and floor plan dated February 25, 2022, prepared by Nick Scarlatis & Associates; and
3. The north side of the northernmost Stony Island driveway shall be relocated and reconstructed to be no closer than five feet (5') from the north property line in accordance with CDOT standards.

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

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

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

APPROVED AS TO SUBSTANCE

By: 
Brian Sanchez, Acting Chairman

I, Janine Klich-Jensen, staff person for the ZONING BOARD OF APPEALS, certify that I caused this to be placed in the USPS mail, postage prepaid, on 11/21, 2022.



Janine Klich-Jensen

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

APPLICANT: Dee Fuel, Inc. Cal. No.12-22-S
APPEARANCE FOR: Nichlas Ftikas **MINUTES OF MEETING:**
APPEARANCE AGAINST: None January 21, 2022
PREMISES AFFECTED: 5843 S. Wentworth Avenue

NATURE OF REQUEST: Application for a special use to establish a gas station with an accessory one-story retail convenience store.

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

FEB 22 2022
 CITY OF CHICAGO
 ZONING BOARD OF APPEALS

TIMOTHY R. KNUDSEN
 ZURICH ESPOSITO
 VAISHALI RAO
 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 January 21, 2022 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on January 6, 2022; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a gas station with an accessory one-story retail convenience store; 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, Fuel Line Management, LLC, and the development is consistent with the design and layout of the plans and drawings dated January 13, 2022, prepared by Axios Architects and Consultants.

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I caused this to be placed in the USPS mail at 121 North LaSalle Street, Chicago, IL on 2/22, 2022.

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: JBP Food Mart Cal. No.13-22-S

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

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1150 N. Cicero Avenue

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

ACTION OF BOARD – Continued to March 18, 2022

FEB 22 2022


**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

TIMOTHY R. KNUDSEN
ZURICH ESPOSITO
VAISHALI RAO
JOLENE SAUL
SAM TOIA

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
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X		
X		

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Elminere Hair, LLC dba Eminere Hair Extensions & Salon Cal. No.14-22-S

APPEARANCE FOR: Thomas Moore

MINUTES OF MEETING:
January 21, 2022

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2618 N. Halsted Street

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

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

FEB 22 2022
CITY OF CHICAGO
ZONING BOARD OF APPEALS

TIMOTHY R. KNUDSEN
ZURICH ESPOSITO
VAISHALI RAO
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 January 21, 2022 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on January 6, 2022; and

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

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

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 2/22, 2022

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Stephen D. Small **CAL. NO.:** 15-22-Z
APPEARANCE FOR: Fred Agustin **MINUTES OF MEETING:**
January 21, 2022
APPEARANCE AGAINST: None
PREMISES AFFECTED: 5806 S. Blackstone Avenue

NATURE OF REQUEST: Application for a variation to reduce the rear setback from the required 44.56' to 0.99', south side setback from 4' to 3' (north to be 4.65'), combined side yard setback from 10' to 7.65' for a proposed rear, three-story addition with ground floor one-car garage, rear two-story addition with rooftop stairway and elevator penthouse above the existing attached two-car garage and a new roof deck.

ACTION OF BOARD - VARIATION GRANTED

THE VOTE

FEB 22 2022
CITY OF CHICAGO
ZONING BOARD OF APPEALS

TIMOTHY R. KNUDSEN
 ZURICH ESPOSITO
 VAISHALI RAO
 JOLENE SAUL
 SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
	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 January 21, 2022 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 setback to 0.99', south side setback to 3' (north to be 4.65'), combined side yard setback to 7.65' for a proposed rear, three-story addition with ground floor one-car garage, rear two-story addition with rooftop stairway and elevator penthouse above the existing attached two-car garage and a new roof deck; an additional variation was approved for the subject property in Cal. No. 16-22-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

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

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I caused this to be placed in the USPS mail at 121 North LaSalle Street, Chicago, IL on 2/22, 2022.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Stephen D. Small

CAL. NO.: 16-22-Z

APPEARANCE FOR: Fred Agustin

MINUTES OF MEETING:
January 21, 2022

APPEARANCE AGAINST: None

PREMISES AFFECTED: 5806 S. Blackstone Avenue

NATURE OF REQUEST: Application for a variation to reduce the rear yard open space from the required 487 square feet to zero for a proposed rear three-story rear addition with ground floor one-car garage, a rear two-story addition with rooftop stairway and elevator penthouse above the existing attached two-car garage and a new roof deck.

ACTION OF BOARD - VARIATION GRANTED

THE VOTE

FEB 22 2022
CITY OF CHICAGO
ZONING BOARD OF APPEALS

TIMOTHY R. KNUDSEN
ZURICH ESPOSITO
VAISHALI RAO
JOLENE SAUL
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
	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 January 21, 2022 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 a proposed rear three-story rear addition with ground floor one-car garage, a rear two-story addition with rooftop stairway and elevator penthouse above the existing attached two-car garage and a new roof deck; an additional variation was approved for the subject property in Cal. No. 15-22-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

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

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I caused this to be placed in the USPS mail at 121 North LaSalle Street, Chicago, IL on 2/22, 2022

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Howard Kaplan and Sara Grady **CAL. NO.:** 17-22-Z
APPEARANCE FOR: Fred Agustin **MINUTES OF MEETING:**
 January 21, 2022
APPEARANCE AGAINST: None
PREMISES AFFECTED: 2134 N. Clifton Avenue

NATURE OF REQUEST: Application for a variation to reduce the north side setback from the required 5' to 0.7' (south to be 2.68'), combined side yard setback to be 3.38' for a proposed one-story rear addition with roof deck to the existing two-story, single-family residence.

ACTION OF BOARD - VARIATION GRANTED

THE VOTE

FEB 22 2022
 CITY OF CHICAGO
 ZONING BOARD OF APPEALS

TIMOTHY R. KNUDSEN
 ZURICH ESPOSITO
 VAISHALI RAO
 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 January 21, 2022 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 north side setback to 0.7' (south to be 2.68'), combined side yard setback to be 3.38' for a proposed one-story rear addition with roof deck to the existing two-story, single-family residence; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

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

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I caused this to be placed in the USPS mail at 121 North LaSalle Street, Chicago, IL on 2/22, 2022.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Myles O’Kelly **CAL. NO.:** 18-22-Z
APPEARANCE FOR: Barry Ash **MINUTES OF MEETING:**
January 21, 2022
APPEARANCE AGAINST: None
PREMISES AFFECTED: 3137 N. Spaulding Avenue

NATURE OF REQUEST: Application for a variation to reduce the rear setback from the required 34.44' to 22.16' for a proposed rear deck with a height of 5.92' for the existing two-story, single-family residence.

ACTION OF BOARD - VARIATION GRANTED

THE VOTE

FEB 22 2022
CITY OF CHICAGO
ZONING BOARD OF APPEALS

TIMOTHY R. KNUDSEN
 ZURICH ESPOSITO
 VAISHALI RAO
 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 January 21, 2022 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 setback to 22.16' for a proposed rear deck with a height of 5.92' for the existing two-story, single-family residence; an additional variation was granted to the subject property in Cal. No. 19-22-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

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

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I caused this to be placed in the USPS mail at 121 North LaSalle Street, Chicago, IL on 2/22, 2022.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Myles O’Kelly **CAL. NO.:** 19-22-Z
APPEARANCE FOR: Barry Ash **MINUTES OF MEETING:**
January 21, 2022
APPEARANCE AGAINST: None
PREMISES AFFECTED: 3137 N. Spaulding Avenue

NATURE OF REQUEST: Application for a variation to relocate the required 354 square feet of rear yard open to a garage roof top deck for a proposed rear deck which is 5.92' in height for the existing two-story, single-family residence.

ACTION OF BOARD - VARIATION GRANTED

THE VOTE

FEB 22 2022
CITY OF CHICAGO
ZONING BOARD OF APPEALS

TIMOTHY R. KNUDSEN
 ZURICH ESPOSITO
 VAISHALI RAO
 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 January 21, 2022 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 relocate the required 354 square feet of rear yard open to a garage roof top deck for a proposed rear deck which is 5.92' in height for the existing two-story, single-family residence; an additional variation was granted to the subject property in Cal. No. 18-22-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

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

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I caused this to be placed in the USPS mail at 121 North LaSalle Street, Chicago, IL on 2/22, 2022

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Eagle OZB I, LLC **CAL. NO.:** 20-22-Z
APPEARANCE: Tyler Manic **MINUTES OF MEETING:**
January 21, 2022
APPEARANCE AGAINST: None
PREMISES AFFECTED: 4105 S. Prairie Avenue

NATURE OF REQUEST: Application for a variation to reduce the required parking spaces from three to two for a proposed three-story, three dwelling unit building with a detached garage.

ACTION OF BOARD - VARIATION GRANTED

THE VOTE

FEB 2, 2022
 CITY OF CHICAGO
 ZONING BOARD OF APPEALS

TIMOTHY R. KNUDSEN
 ZURICH ESPOSITO
 VAISHALI RAO
 JOLENE SAUL
 SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

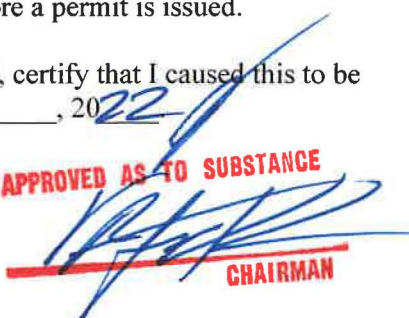
WHEREAS, a remote public hearing was held, in accordance with Section 7(e) of the Open Meetings Act, 5 ILCS 120/1 et seq., on this application by the Zoning Board of Appeals at its regular meeting held on January 21, 2022 after due notice thereof as provided under Section 17-13-0107B and by publication 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 parking spaces to two for a proposed three-story, three dwelling unit building with a detached 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 2/22, 2022

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: EVT IL 22, LLC Cal. No.21-22-S
APPEARANCE FOR: Amy Kurson **MINUTES OF MEETING:**
January 21, 2022
APPEARANCE AGAINST: None
PREMISES AFFECTED: 3451 W. Devon

NATURE OF REQUEST: Application for a special use to establish a drive-through facility for a proposed restaurant/cafe.

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

FEB 2, 2022
CITY OF CHICAGO
ZONING BOARD OF APPEALS

TIMOTHY R. KNUDSEN
 ZURICH ESPOSITO
 VAISHALI RAO
 JOLENE SAUL
 SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

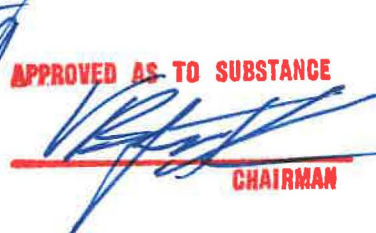
WHEREAS, a remote public hearing was held, in accordance with Section 7(e) of the Open Meetings Act, 5 ILCS 120/1 et seq., on this application by the Zoning Board of Appeals at its regular meeting held on January 21, 2022 after due notice thereof as provided under Section 17-13-0107B and by publication 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 a drive-through facility for a proposed restaurant/cafe; 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, EVT IL 22, LLC, and the development is consistent with the design and layout plans and drawings dated January 9, 2022, prepared by Jack P. Morgan, Architect.

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I caused this to be placed in the USPS mail at 121 North LaSalle Street, Chicago, IL on 2/22, 2022

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Chicago Barbell Compound, LLD dba Chicago Barbell Compound **CAL. NO.:** 22-22-S

APPEARANCE FOR: Bernard Citron

MINUTES OF MEETING:
January 21, 2022

APPEARANCE AGAINST: None

PREMISES AFFECTED: 6325 N. Avondale, Suite 110

NATURE OF REQUEST: Application for a special use to establish a 7,000 square foot sports and recreation, participant space within an existing two-story building.

ACTION OF BOARD - Continued to February 18, 2022

THE VOTE

FEB 22 2022
CITY OF CHICAGO
ZONING BOARD OF APPEALS

TIMOTHY R. KNUDSEN
ZURICH ESPOSITO
VAISHALI RAO
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: Crossfit PR, LLC

CAL. NO.: 23-22-S

APPEARANCE FOR: Bernard Citron

MINUTES OF MEETING:
January 21, 2022

APPEARANCE AGAINST: None

PREMISES AFFECTED: 6325 N. Avondale, Suite 122

NATURE OF REQUEST: Application for a special use to establish a 6,500 square foot sports and recreation participant space within an existing two-story building.

ACTION OF BOARD - Continued to February 18, 2022

THE VOTE

FEB 22 2022
CITY OF CHICAGO
ZONING BOARD OF APPEALS

TIMOTHY R. KNUDSEN
ZURICH ESPOSITO
VAISHALI RAO
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: Oi Pua **CAL. NO.:** 24-22-Z
APPEARANCE FOR: Mark Kupiec **MINUTES OF MEETING:**
January 21, 2022
APPEARANCE AGAINST: None
PREMISES AFFECTED: 2015 S. Ruble Street

NATURE OF REQUEST: Application for a variation to reduce the front setback from the required 7' to 4' for a proposed three-story, three dwelling unit building.

ACTION OF BOARD - VARIATION GRANTED

THE VOTE

FEB 22 2022
CITY OF CHICAGO
ZONING BOARD OF APPEALS

TIMOTHY R. KNUDSEN
 ZURICH ESPOSITO
 VAISHALI RAO
 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 January 21, 2022 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on September 30 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 4' for a proposed three-story, three dwelling unit building; an additional variation was granted to the subject property in Cal. No. 25-22-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

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

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I caused this to be placed in the USPS mail at 121 North LaSalle Street, Chicago, IL on 2/22, 2022.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Oi Pua
APPEARANCE FOR: Mark Kupiec
APPEARANCE AGAINST: None
PREMISES AFFECTED: 2015 S. Ruble Street

CAL. NO.: 25-22-Z

MINUTES OF MEETING:
 January 21, 2022

NATURE OF REQUEST: Application for a variation to reduce the rear yard open space from the required 156 square feet to zero for a proposed three-story, three dwelling unit building.

ACTION OF BOARD - VARIATION GRANTED

THE VOTE

FEB 22 2022
 CITY OF CHICAGO
 ZONING BOARD OF APPEALS

TIMOTHY R. KNUDSEN
 ZURICH ESPOSITO
 VAISHALI RAO
 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 January 21, 2022 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on September 30 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 three-story, three dwelling unit building; an additional variation was granted to the subject property in Cal. No. 24-22-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

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

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I caused this to be placed in the USPS mail at 121 North LaSalle Street, Chicago, IL on 2/22, 2022.

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Tim McLoughlin

CAL. NO.: 26-22-Z

APPEARANCE FOR: Amy Degnan

MINUTES OF MEETING:
January 21, 2022

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2159 N. Claremont Avenue

NATURE OF REQUEST: Application for a variation to reduce the rear setback from the required 30' to 22', north side setback from 2' to zero (south to be 3'), combined yard setback from 4.6' to 3' for a proposed three-story, two dwelling unit building with rear open deck and stair and detached two-car garage with roof deck accessed from a landing of the rear stairs.

ACTION OF BOARD - VARIATION GRANTED

THE VOTE

FEB 22 2022
CITY OF CHICAGO
ZONING BOARD OF APPEALS

TIMOTHY R. KNUDSEN
ZURICH ESPOSITO
VAISHALI RAO
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 January 21, 2022 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on September 30 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 22', north side setback to zero (south to be 3'), combined yard setback to 3' for a proposed three-story, two dwelling unit building with rear open deck and stair and detached two-car garage with roof deck accessed from a landing of the rear stairs; 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 2/22, 2022.

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: John O' Flaherty Cal. No.27-22-S
APPEARANCE FOR: John Pikarski **MINUTES OF MEETING:**
APPEARANCE AGAINST: None January 21, 2022
PREMISES AFFECTED: 2142 W. Division Street

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

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

FEB 22 2022
CITY OF CHICAGO
ZONING BOARD OF APPEALS

TIMOTHY R. KNUDSEN
 ZURICH ESPOSITO
 VAISHALI RAO
 JOLENE SAUL
 SAM TOIA

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

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

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

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 2/22, 2022.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Vincent Barraco Cal. No.28-22-S
APPEARANCE FOR: John Pikarski **MINUTES OF MEETING:** January 21, 2022
APPEARANCE AGAINST: None
PREMISES AFFECTED: 2105-25 W. 95th Street

NATURE OF REQUEST: Application for a special use to establish a dwelling unit below the second floor for a new second story addition to the existing two story with basement banquet hall and general restaurant use building.

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

FEB 22 2022
 CITY OF CHICAGO
 ZONING BOARD OF APPEALS

TIMOTHY R. KNUDSEN
 ZURICH ESPOSITO
 VAISHALI RAO
 JOLENE SAUL
 SAM TOIA

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

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a dwelling unit below the second floor for a new second story addition to the existing two story with basement banquet hall and general restaurant use building; two variations were also granted to the subject property in Cal. Nos. 29-22-Z and 30-22-Z; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): provided the development is consistent with the design and layout of the plans and drawings dated July 7, 2021, prepared by Grand Designs LLC Architecture.

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I caused this to be placed in the USPS mail at 121 North LaSalle Street, Chicago, IL on 2/22, 2022.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Vincent Barraco

CAL. NO.: 29-22-Z

APPEARANCE FOR: John Pikarski

MINUTES OF MEETING:
January 21, 2022

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2105-25 W. 95th Street

NATURE OF REQUEST: Application for a variation to reduce the rear setback from the required 30' to 0.1' for the conversion of a portion of an existing banquet hall use into a single dwelling unit located on the ground floor and in a new second story addition to the existing two-story banquet hall and general restaurant building.

ACTION OF BOARD - VARIATION GRANTED

THE VOTE



FEB 22 2022
 CITY OF CHICAGO
ZONING BOARD OF APPEALS

TIMOTHY R. KNUDSEN
 ZURICH ESPOSITO
 VAISHALI RAO
 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 January 21, 2022 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on September 30 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 0.1' for the conversion of a portion of an existing banquet hall use into a single dwelling unit located on the ground floor and in a new second story addition to the existing two-story banquet hall and general restaurant building; a special use was approved and an additional variation was granted at the subject property in Cal. Nos. 28-22-S and 30-22-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that the foresaid variation request be and it hereby is granted subject to the following condition(s): provided the development is consistent with the design and layout of the plans and drawings dated July 7, 2021, prepared by Grand Designs LLC Architecture.

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I caused this to be placed in the USPS mail at 121 North LaSalle Street, Chicago, IL on 2/22, 2022.
 Page 31 of 44

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Vincent Barraco

CAL. NO.: 30-22-Z

APPEARANCE FOR: John Pikarski

MINUTES OF MEETING:
January 21, 2022

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2105-25 W. 95th Street

NATURE OF REQUEST: Application for a variation to reduce the required on-site accessory parking from twenty-five spaces to twenty-two spaces to allow the conversion of a portion of an existing banquet hall use into a single dwelling unit located on the ground floor and a new second story addition to an existing two-story banquet hall and general restaurant building.

ACTION OF BOARD - VARIATION GRANTED

THE VOTE

FEB 22 2022
CITY OF CHICAGO
ZONING BOARD OF APPEALS

TIMOTHY R. KNUDSEN
ZURICH ESPOSITO
VAISHALI RAO
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 January 21, 2022 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on September 30 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 on-site accessory parking to twenty-two spaces to allow the conversion of a portion of an existing banquet hall use into a single dwelling unit located on the ground floor and a new second story addition to an existing two-story banquet hall and general restaurant building; a special use was approved and an additional variation was granted at the subject property in Cal. Nos. 28-22-S and 29-22-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that the foresaid variation request be and it hereby is granted subject to the following condition(s): provided the development is consistent with the design and layout of the plans and drawings dated July 7, 2021, prepared by Grand Designs LLC Architecture.

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I caused this to be placed in the USPS mail at 121 North LaSalle Street, Chicago, IL on 2/22, 2022.

APPROVED AS TO SUBSTANCE


CHAIRMAN

**ZONING BOARD OF APPEALS
CITY OF CHICAGO**

City Hall Room 905
121 North LaSalle Street
Chicago, Illinois 60602
TEL: (312) 744-3888
WWW.CHICAGO.GOV/ZBA



MAR 21 2022
CITY OF CHICAGO
ZONING BOARD OF APPEALS

Awaken Church Chicago
APPLICANT

31-22-S
CALENDAR NUMBER

1829 S. State Street
PREMISES AFFECTED

January 21, 2022
HEARING DATE

ACTION OF BOARD

THE VOTE

The application for the special use is approved subject to the conditions set forth in this decision.

Timothy Knudsen,
Chairman
Zurich Esposito
Vaishali Rao (alt.)
Jolene Saul
Sam Toia

AFFIRMATIVE NEGATIVE ABSENT

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

**FINDINGS OF THE ZONING BOARD OF APPEALS
IN THE MATTER OF THE SPECIAL USE APPLICATION FOR 1829 S. STATE
STREET BY AWAKEN CHURCH CHICAGO**

I. BACKGROUND

Awaken Church Chicago (the "Applicant") submitted a special use application for 1829 S. State Street (the "subject property"). The subject property is zoned DX-5 and is improved with a two-story existing commercial building (the "building"). The Applicant proposed to establish a 215-seat religious assembly within the building (the "proposed religious assembly"). In accordance with Section 17-13-0903 of the Chicago Zoning Ordinance, the Zoning Administrator of the City's Department of Planning and Development (the "Zoning Administrator" and "Department") recommended approval of the proposed religious assembly provided that: (1) the special use was issued solely to the Applicant; (2) the development was consistent with the design and layout of the plans and drawings dated January 19, 2022, prepared by Pasma Group Architects; (3) the temporary use of the ground floor for assembly use is limited to twelve (12) months or upon completion of the second floor renovations and elevator, whichever is sooner; and (4) the storefront windows remain activated and are not screened or otherwise blocked.

II. PUBLIC HEARING

A. The Hearing

The ZONING BOARD OF APPEALS held a remote public hearing¹ on the Applicant's special use application at its regular meeting on January 21, 2022, after due notice thereof as provided under Sections 17-13-0107-A(9) and 17-13-0107-B of the Chicago Zoning Ordinance and by publication in the *Chicago Tribune*. In accordance with the ZONING BOARD OF APPEALS' Rules of Procedure (eff. August 20, 2021), the Applicant had submitted its proposed Findings of Facts. The Applicant's lead pastor Mr. Robert Campbell and the Applicant's attorney Ms. Kate Duncan were present. The Applicant's architect Mr. Douglas Pasma and its MAI real estate appraiser Mr. Terrance O'Brien were present. The president and executive director of the Near South Planning Board Ms. Bonnie Sanchez-Carlson was present. The statements and testimony given during the public hearing were given in accordance with the ZONING BOARD OF APPEALS' Rules of Procedure and its Emergency Rules (eff. November 1, 2021).²

The Applicant's attorney Ms. Kate Duncan provided a brief overview of the application.

The Applicant offered the testimony of its lead pastor Mr. Robert Campbell in support of the application.

In response to questions from the ZONING BOARD OF APPEALS, Mr. Campbell offered further testimony.

The Applicant offered the testimony of its architect Mr. Douglas Pasma in support of the application.

The Applicant offered the testimony of its MAI real estate appraiser Mr. Terrance O'Brien in support of the application.

The president and executive director of the Near South Planning Board Ms. Bonnie Sanchez-Carlson offered testimony.

In response to Ms. Sanchez-Carlson's testimony, Mr. Campbell offered further testimony.

Ms. Sanchez-Carlson offered further testimony.

Ms. Duncan made a brief closing statement.

B. Criteria for a Special Use

Pursuant to Section 17-13-0905-A of the Chicago Zoning Ordinance, no special use application may be approved unless the ZONING BOARD OF APPEALS finds that the proposed use in its proposed location meets all of the following criteria: (1) it complies

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

² Such Emergency Rules were issued by the Chairman of the ZONING BOARD OF APPEALS in accordance with his emergency rule-making powers set forth in the Rules of Procedure.

with all applicable standards of the Chicago Zoning Ordinance; (2) it is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of the neighborhood or community; (3) it is compatible with the character of the surrounding area in terms of site planning and building scale and project design; (4) it is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise and traffic generation; and (5) it is designed to promote pedestrian safety and comfort.

III. FINDINGS OF FACT

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

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

The ZONING BOARD OF APPEALS finds that the proposed special use complies with all applicable standards of the Chicago Zoning Ordinance. The subject property is located in a DX-5 zoning district. The Applicant's proposed religious assembly is a special use in a DX-5 zoning district.³ The Applicant is seeking no other relief from the Chicago Zoning Ordinance. It is only the religious assembly use of the building that brings the Applicant before the ZONING BOARD OF APPEALS. Since the ZONING BOARD OF APPEALS has decided to grant the special use to the Applicant, the Applicant's proposed special use therefore complies with all applicable standards (i.e., bulk, density, etc.) of the Chicago Zoning Ordinance.

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

As testified by Mr. Campbell, the Applicant has been holding its in-person services at the Congress Plaza Hotel since April 2021. Since the greatest concentration of the Applicant's congregation lives in the South Loop, the Applicant has chosen the subject property for its permanent location. The proposed special use is in the interest of the public convenience because the Applicant will not only be providing assembly space for its congregation but also space for its outreach ministries and community space. Indeed, as Mr. Campbell testified it was the Applicant's intention to make the space available to members of the South Loop community. Likewise, the proposed special use will not have a significant adverse impact on the general welfare of the neighborhood or

³ Pursuant to Section 17-4-0207.L of the Chicago Zoning Ordinance.

community. As very credibly testified to by Mr. O'Brien and as set forth in his report, a religious assembly use in the area will not negatively impact development of surrounding properties. Indeed, and as also testified to by Mr. O'Brien, the proposed assembly use will complement the neighborhood – especially as the neighborhood is transitioning more and more to residential use.

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

The proposed special use will be located within the building and will have no exterior modifications. As testified by Mr. O'Brien and as set forth in his report, the building is smaller than other buildings in the area. The area itself is mixed-use, with ground floor retail and upper floor residential. However, and as Mr. O'Brien also testified, the area is becoming more and more residential in nature. In fact, directly across from the subject property is an all-residential development. Therefore, in terms of site planning and building scale and project design, the proposed special use is compatible with the character of the surrounding area.

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

As noted above, the surrounding area is mixed-use but becoming more and more residential in nature. Because of this, the proposed special use will be compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise and traffic generation. Indeed, and as pointed out by Mr. O'Brien in his report, a religious assembly use at the subject property will be a far less intense use than many of the commercial and/or business uses allowed under the existing zoning classification. Moreover, and as testified to by Mr. O'Brien at the hearing, there are other uses in the area that are substantially more intense than the proposed special use. In addition, and as very credibly testified to by Mr. Campbell at the hearing, the majority of the Applicant's congregation utilizes public transportation. The ZONING BOARD OF APPEALS agrees with Mr. Campbell that the subject property is well-served by public transportation. In addition, and as also testified to by Mr. Campbell at the hearing, the Applicant is leasing a vacant lot on the southeast corner of 18th and State Street for parking purposes.

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

The ZONING BOARD OF APPEALS finds that the proposed special use is designed to promote pedestrian safety and comfort. Again, the proposed special use will be located within the building. As can be seen from the photograph of

the building, the entranceway is recessed so that those entering and exiting the building will not interfere with pedestrian traffic on the sidewalk. As Mr. Campbell testified, the majority of the Applicant's congregation live in the South Loop and will be utilizing public transportation to and from the proposed special use.

IV. CONCLUSION

For all of these reasons, the ZONING BOARD OF APPEALS finds that the Applicant has proved its case by evidence, testimony and the entire record, including the Applicant's proposed Findings of Fact, covering the specific criteria for a special use pursuant to Section 17-13-0905-A of the Chicago Zoning Ordinance.

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

1. The special use shall be issued solely to the Applicant;
2. The development shall be consistent with the design and layout of the plans and drawings dated January 19, 2022, prepared by Pasma Group Architects;
3. The temporary use of the ground floor for assembly use shall be limited to twelve (12) months or upon completion of the second floor renovations and elevator, whichever is sooner; and
4. The storefront windows shall remain activated and shall not be screened or otherwise blocked.

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 3/21, 2022.


Janine Klich-Jensen

**ZONING BOARD OF APPEALS
CITY OF CHICAGO**

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



ZBA

OCT 24 2022

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

1010 W. Madison Partners, LLC

APPLICANT

32-22-S

CALENDAR NUMBER

1000-14 W Madison St. / 2-10 N. Morgan St.

PREMISES AFFECTED

August 19, 2022

HEARING DATE

ACTION OF BOARD

THE VOTE

The special use application is approved subject to the condition set forth in this decision.

Brian Sanchez, Acting
Chairman
Angela Brooks
Zurich Esposito
Vaishali Rao, Alternate
Sam Toia

AFFIRMATIVE NEGATIVE ABSENT

AFFIRMATIVE	NEGATIVE	ABSENT
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<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 SPECIAL USE APPLICATION FOR 1000-14 W
MADISON ST / 2-10 N. MORGAN ST. BY 1010 W. MADISON PARTNERS, LLC**

I. BACKGROUND

1010 W. Madison Partners, LLC (the “Applicant”) submitted a special use application for 1000-14 W. Madison St. / 2-10 N. Morgan St. (the “subject property”). The subject property is currently zoned DX-5 and is improved with a surface parking lot. The Applicant proposed to construct a 10-story, 25-dwelling unit residential building with a 2-level parking garage with a total of 32 parking spaces and one loading berth (the “proposed building”) on the subject property. The Applicant sought a special use to establish residential use on the ground floor of the proposed building. In accordance with Section 17-13-0903 of the Chicago Zoning Ordinance, the Zoning Administrator of the City’s Department of Planning and Development (“Zoning Administrator”) recommended approval of the proposed special use provided that the development was consistent with the design and layout of the floor plans dated August 19, 2022, prepared by Solomon Cordwell Buenz.

II. PUBLIC HEARING

A. The Hearing

The ZONING BOARD OF APPEALS held a remote public hearing¹ on the Applicant's special use application at its regular meeting on August 19, 2022, after due notice thereof as provided under Sections 17-13-0107-A(9) and 17-13-0107-B of the Chicago Zoning Ordinance and by publication in the *Chicago Tribune*, and as continued without further notice pursuant to Section 17-13-0108-A of the Chicago Zoning Ordinance. In accordance with the ZONING BOARD OF APPEALS' Rules of Procedure (eff. August 20, 2021), the Applicant had submitted its proposed Findings of Facts. The Applicant's manager of the managing partner Mr. Ross Babel and its attorney Mr. Chris A. Leach were present. The Applicant's architect Mr. Brian Romanelli and MAI certified real estate appraiser Mr. Sylvester J. Kerwin, Jr. were also present. The statements and testimony given during the 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. Chris A. Leach provided a brief overview of the Applicant's application.

The Applicant offered the testimony of its manager of the managing partner Mr. Ross Babel in support of the application.

The Applicant offered the testimony of its architect Mr. Brian Romanelli in support of the application.

The Applicant offered the testimony of its MAI certified real estate appraiser Mr. Sylvester J. Kerwin, Jr. in support of the application.

B. Criteria for a Special Use

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

III. FINDINGS OF FACT

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

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

makes the following findings with reference to the Applicant's application for a special use pursuant to Section 17-13-0905-A of the Chicago Zoning Ordinance:

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

The subject property is located in a DX-5 zoning district. The Applicant's proposed building is in compliance with all the bulk zoning regulations of a DX-5 Zoning District, except for providing 4,400 square feet of residential space on the ground floor. A special use is required to permit residential use on the ground floor.² The Applicant is seeking no other relief from the Chicago Zoning Ordinance. For the reasons set forth below, the ZONING BOARD OF APPEALS has decided to grant the special use. Because the ZONING BOARD OF APPEALS has decided to grant the proposed special use, it now complies with all applicable standards of the Chicago Zoning Ordinance.

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

The proposed special use is in the interest of public convenience as it will provide housing options to the community. As Mr. Kerwin testified and as set forth in his report, many of the ground floor retail related uses in the neighborhood have been closed or reduced due to changes in the retail industry. The proposed ground floor residential use in the proposed building is, therefore, consistent with the pattern of development of the neighborhood. The proposed ground floor will include an entrance lobby, mail room, lounge area and fitness center for the occupants, and onsite parking. As noted in Mr. Kerwin's report, most residential properties in the area provide similar related uses on the ground floor. Moreover, as further set forth in Mr. Kerwin's report, the Near West Side, where the subject property is located, has a growing population that supports the need for more housing. Conversely, there is not a need for more retail space in the neighborhood. Consequently, the proposed special use will not have a significant adverse impact on the general welfare of the neighborhood or community.

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

The proposed special use will be located within the proposed building in a desirable mixed-use neighborhood that accommodates commercial and residential development. The ZONING BOARD OF APPEALS agrees with Mr. Romanelli

² Pursuant to Section 17-4-0207(A)(7) of the Chicago Zoning Ordinance.

that the proposed building is compatible with the character of the surrounding area in terms of site planning, building scale and project design. As can be seen from the proposed building's plans and drawings, the first floor will be set back from the street frontages, there is adequate onsite parking, and the design of the proposed building only requires 1 curb cut. Furthermore, as can be seen from comparing the proposed building's plans and drawings with photographs of the neighborhood, the proposed building has been designed to not adversely affect the light and air to the surrounding properties. Based on all this, the ZONING BOARD OF APPEALS finds that the proposed special use is compatible with the character of the surrounding area in terms of site planning, building scale, and project design.

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

The proposed special use will be located within the proposed building. The proposed building's ground floor residential use will generate less traffic than ground floor commercial use would at this location. The proposed special use will operate in a similar manner to the other residential properties in the mixed-use commercial and residential neighborhood that it is located. All parking and loading will be onsite, and the exterior of the building will have standard lighting fixtures and sound proofing. The ZONING BOARD OF APPEALS, therefore, finds that the proposed special use is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise and traffic generation.

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

The proposed special use will transform a surface parking lot into the proposed building to accommodate the steady market interest for residential development in the neighborhood. Moreover, the proposed building will provide 32 onsite parking spaces for 25-dwelling units, as well as additional bicycle parking spaces. The proposed building will also reduce the curbcuts currently serving the subject property from 2 to 1. Given the foregoing, the ZONING BOARD OF APPEALS finds that the proposed special use is designed to promote pedestrian safety and comfort.

IV. CONCLUSION

For all of these reasons, the ZONING BOARD OF APPEALS finds that the Applicant has proved its case by evidence, testimony and the entire record, including the

Applicant's proposed Findings of Fact, covering the specific criteria for a special use pursuant to Section 17-13-0905-A of Chicago Zoning Ordinance.

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

1. Development shall be consistent with the design and layout of the floor plans dated August 19, 2022, prepared by Solomon Cordwell Buenz.

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

APPROVED AS TO SUBSTANCE

By: 
Brian Sanchez, Acting Chairman

I, Janine Klich-Jensen, staff person for the ZONING BOARD OF APPEALS, certify that I caused this to be placed in the USPS mail, postage prepaid, on 10/24, 2022.


Janine Klich-Jensen

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

APPLICANT: MF/CHG II, LLC 1415 W. Morse, LLC **CAL. NO.:** 33-22-Z

APPEARANCE FOR: Rolando Acosta **MINUTES OF MEETING:**
January 21, 2022

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1415 W. Morse Avenue

NATURE OF REQUEST: Application for a variation to reduce the rear setback for floors containing dwelling units from 30' to 10' for a proposed five-story and one-story, sixteen dwelling unit addition to an existing four-story, fourteen dwelling, mixed use building with ground floor commercial use and nine parking spaces.

ACTION OF BOARD - VARIATION GRANTED

THE VOTE

FEB 22 2022
CITY OF CHICAGO
ZONING BOARD OF APPEALS

TIMOTHY R. KNUDSEN
ZURICH ESPOSITO
VAISHALI RAO
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 January 21, 2022 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on September 30 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 10' for a proposed five-story and one-story, sixteen dwelling unit addition to an existing four-story, fourteen dwelling, mixed use building with ground floor commercial use and nine parking spaces; 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 2/22, 2022

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: 3708 W. Belmont, LLC Cal. No.34-22-S
APPEARANCE FOR: Sara Barnes **MINUTES OF MEETING:**
 January 21, 2022
APPEARANCE AGAINST: None
PREMISES AFFECTED: 3714 W. Belmont Avenue

NATURE OF REQUEST: Application for a special use to establish residential use below the second floor of the existing two-story, mixed-use building to covert two commercial units to two dwelling units on the ground floor for a total of eight dwelling units.

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

FEB 22 2022
 CITY OF CHICAGO
 ZONING BOARD OF APPEALS

TIMOTHY R. KNUDSEN
 ZURICH ESPOSITO
 VAISHALI RAO
 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 January 21, 2022 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on January 6, 2022; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish residential use below the second floor of the existing two-story, mixed-use building to covert two commercial units to two dwelling units on the ground floor for a total of eight dwelling units; a variation was also granted to the subject property in Cal. No. 35-22-Z; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): provided the development is consistent with the design and layout of the plans and drawings dated November 11, 2021, with floor demolition plans and elevations dated September 12, 2021, all prepared by Houts Architects.

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I caused this to be placed in the USPS mail at 121 North LaSalle Street, Chicago, IL on 2/22, 2022

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: 3708 W. Belmont, LLC

CAL. NO.: 35-22-Z

APPEARANCE FOR: Sara Barnes

MINUTES OF MEETING:
January 21, 2022

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3714 W. Belmont Avenue

NATURE OF REQUEST: Application for a variation to reduce the required minimum lot area from the required 8,000 square feet to 7,207.65 square feet to convert an existing six dwelling unit building to an eight-dwelling unit building in the existing two-story, mixed-use building.

ACTION OF BOARD - VARIATION GRANTED

THE VOTE

FEB 22 2022
CITY OF CHICAGO
ZONING BOARD OF APPEALS

TIMOTHY R. KNUDSEN
ZURICH ESPOSITO
VAISHALI RAO
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 January 21, 2022 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on September 30 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 minimum lot area to 7,207.65 square feet to convert an existing six dwelling unit building to an eight-dwelling unit building in the existing two-story, mixed-use building; a special use was also approved at the subject property in Cal. No. 34-22-S; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that the foresaid variation request be and it hereby is granted subject to the following condition(s): provided the development is consistent with the design and layout of the plans and drawings dated November 11, 2021, with floor demolition plans and elevations dated September 12, 2021, all prepared by Houts Architects.

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I caused this to be placed in the USPS mail at 121 North LaSalle Street, Chicago, IL on 2/22, 2022.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: The Glamourie Chicago, LLC Cal. No.36-22-S

APPEARANCE FOR: Erik Peck **MINUTES OF MEETING:**

APPEARANCE AGAINST: None January 21, 2022

PREMISES AFFECTED: 4754 N. Milwaukee Avenue

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

ACTION OF BOARD – Continued to February 18, 2022

THE VOTE

FEB 2, 2022
CITY OF CHICAGO
ZONING BOARD OF APPEALS

TIMOTHY R. KNUDSEN
ZURICH ESPOSITO
VAISHALI RAO
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: The Glamourie Chicago, LLC Cal. No.37-22-S
APPEARANCE FOR: Erik Peck **MINUTES OF MEETING:**
APPEARANCE AGAINST: None January 21, 2022
PREMISES AFFECTED: 4754 N. Milwaukee Avenue

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

ACTION OF BOARD – Continued to February 18, 2022

THE VOTE

FEB 22 2022
CITY OF CHICAGO
ZONING BOARD OF APPEALS

TIMOTHY R. KNUDSEN
ZURICH ESPOSITO
VAISHALI RAO
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: Thaibinh Nguyen Hernandez dba Beauty Bladed Company Cal. No.418-21-S

APPEARANCE FOR: Same as Applicant

MINUTES OF MEETING:
January 21, 2022

APPEARANCE AGAINST: None

PREMISES AFFECTED: 4360 N. Milwaukee, Unit 1

NATURE OF REQUEST: Application for a special use to establish a permanent make-up and body art tattoo facility.

ACTION OF BOARD – Continued to February 18, 2022

THE VOTE

FEB 22 2022
CITY OF CHICAGO
ZONING BOARD OF APPEALS

TIMOTHY R. KNUDSEN
ZURICH ESPOSITO
VAISHALI RAO
JOLENE SAUL
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE
[Signature]
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:**
January 21, 2022
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 – APPLICATION APPROVED

THE VOTE


FEB 22 2022
 CITY OF CHICAGO
 ZONING BOARD OF APPEALS

TIMOTHY R. KNUDSEN
 ZURICH ESPOSITO
 VAISHALI RAO
 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 January 21, 2022 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on November 4, 2022; and

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

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s) provided: 1) the special use is issued solely to the applicant, Prentice Place; 2) the development is consistent with the design and layout of the plans and drawings dated January 18, 2022, prepared by Beehyve; 3) the facility is utilized as transitional housing and treatment exclusively for adult males recovering from drug and alcohol addiction; 4) there are no more than eight adult male residents at any time; and 5) the final linkage agreement with the Department of Corrections is provided prior to the issuance of any building permits.

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I caused this to be placed in the USPS mail at 121 North LaSalle Street, Chicago, IL on 2/22, 2022.

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: John Pikarski

MINUTES OF MEETING:
January 21, 2022

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1952 N. Bissell Street

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

ACTION OF BOARD - Continued to March 18, 2022

THE VOTE

FEB 22 2022
CITY OF CHICAGO
ZONING BOARD OF APPEALS

TIMOTHY R. KNUDSEN
ZURICH ESPOSITO
VAISHALI RAO
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: Carolina Lapekas

CAL. NO.: 486-21-Z

APPEARANCE FOR: John Pikarski

MINUTES OF MEETING:
January 21, 2022

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.

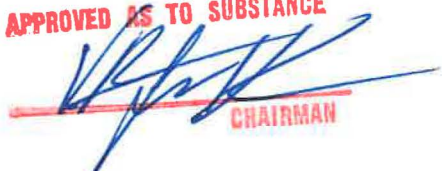
ACTION OF BOARD - Continued to March 18, 2022

THE VOTE

FEB 22 2022
CITY OF CHICAGO
ZONING BOARD OF APPEALS

TIMOTHY R. KNUDSEN
ZURICH ESPOSITO
VAISHALI RAO
JOLENE SAUL
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE

CHAIRMAN