

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

APPLICANT: Nail Riot Corporation Cal. No.187-21-S

APPEARANCE FOR: Same as Applicant **MINUTES OF MEETING:** May 21, 2021

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2643 W. 79th Street

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

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 21, 2021 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on May 6, 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 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 of 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 6/21, 2021.

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Urban Luxe Salon Inc. Cal. No.188-21-S
APPEARANCE FOR: Same as Applicant **MINUTES OF MEETING:**
May 21, 2021
APPEARANCE AGAINST: None
PREMISES AFFECTED: 2645 W. 79th Street

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

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

JUN 21 2021
 CITY OF CHICAGO
 ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
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X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 21, 2021 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on May 6, 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 beauty salon; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of 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.

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APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Constance M. Latham dba Maven Esthetics, LLC Cal. No.189-21-S

APPEARANCE FOR: Same as Applicant

MINUTES OF MEETING:
May 21, 2021


APPEARANCE AGAINST: None

PREMISES AFFECTED: 708 N. Wells Street

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

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE


JUN 21 2021
 CITY OF CHICAGO
 ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 21, 2021 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on May 6, 2021; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a body art service (microblading); expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of 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 6/21, 2021.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Cantrell Streeter dba Cutz to Perfection Cal. No.190-21-S

APPEARANCE FOR: Same as Applicant

MINUTES OF MEETING:
May 21, 2021

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1937 E. 87th Street

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

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

JUN 21 2021
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 21, 2021 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on May 6, 2021; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a hair salon / 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 of 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 6/21, 2021.

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Ryan McGovern **CAL NO.:** 191-21-Z

APPEARANCE FOR: Same as Applicant **MINUTES OF MEETING:**
May 21, 2021


APPEARANCE AGAINST: None

PREMISES AFFECTED: 1944 N. Albany Avenue

NATURE OF REQUEST: Application for a variation to reduce the front setback from the required 16' to 13.99" north side setback from 2' to 0.86', south side setback from 2' to 0.65', combined side setback from 5' to 1.51' for a proposed covered front porch, exterior renovations, replacement of existing rooftop deck surface of existing three-story / two-dwelling unit building.

ACTION OF BOARD - VARIATION GRANTED

THE VOTE


JUN 21 2021
 CITY OF CHICAGO
 ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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X		

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 21, 2021 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on May 6, 2021; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the front setback to 13.99" north side setback to 0.86', south side setback to 0.65', combined side setback to 1.51' for a proposed covered front porch, exterior renovations, replacement if existing rooftop deck surface of existing three-story / two-dwelling unit building; the Board finds 1) strict compliance with the regulations and standards of this Zoning ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

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

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I caused this to be placed in the USPS mail at 121 North LaSalle Street, Chicago, IL on 6/21, 2021

APPROVED AS TO SUBSTANCE


CHAIRMAN


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

APPLICANT: Daniel Nieto **CAL NO.:** 192-21-Z
APPEARANCE FOR: Same as Applicant **MINUTES OF MEETING:**
May 21, 2021
APPEARANCE AGAINST: None
PREMISES AFFECTED: 2140 W. 21st Street

NATURE OF REQUEST: Application for a variation to reduce the minimum lot area from the required 3,000 square feet to 2,995.2 square feet for a proposed second and third floor addition to the existing residential building being converted from two dwelling units to three dwelling units.

ACTION OF BOARD - VARIATION GRANTED

THE VOTE



JUN 21 2021
 CITY OF CHICAGO
 ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 21, 2021 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on May 6, 2021; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the minimum lot area to 2,995.2 square feet for a proposed second and third floor addition to the existing residential building being converted from two dwelling units to three dwelling units; 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 6/21, 2021.

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Jennifer Eisenberg, Logan Stillwell **CAL NO.:** 193-21-Z
APPEARANCE FOR: Rolando Acosta **MINUTES OF MEETING:** May 21, 2021
APPEARANCE AGAINST: None
PREMISES AFFECTED: 2860 W. Giddings Street

NATURE OF REQUEST: Application for a variation to reduce the rear setback from the required 35.02' to 25.7', east side setback from 6.66' to 2.9' (west to be 22.25') for a proposed second story addition and a rear two story addition to the existing two-story, single family residence.

ACTION OF BOARD - VARIATION GRANTED

THE VOTE

JUN 21 2021
 CITY OF CHICAGO
 ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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X		

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 21, 2021 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on May 6, 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 25.7', east side setback to 2.9' (west to be 22.25') for a proposed second story addition and a rear two story addition 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 6/21, 2021.

APPROVED AS TO SUBSTANCE

[Signature]
CHAIRMAN

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

APPLICANT: Maricela Silva **CAL NO.:** 194-21-Z
APPEARANCE FOR: Rolando Acosta **MINUTES OF MEETING:**
APPEARANCE AGAINST: None May 21, 2021
PREMISES AFFECTED: 2422 S. Central Park Avenue

NATURE OF REQUEST: Application for a variation to reduce the north side setback from the required 2' to zero, south side setback from 2' to 0.3', combined side setback from 5' to 0.3' for a proposed rear two-story addition to the existing single-family residence.

ACTION OF BOARD - VARIATION GRANTED

THE VOTE



JUN 21 2021
 CITY OF CHICAGO
 ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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WHEREAS, 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 zero, south side setback to 0.3', combined side setback to 0.3' for a proposed rear two-story addition to the existing single-family residence; the Board finds 1) strict compliance with the regulations and standards of this Zoning ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

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APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Robert and Marie Weissbourd **CAL NO.:** 195-21-Z
APPEARANCE FOR: Rolando Acosta **MINUTES OF MEETING:**
 May 21, 2021
APPEARANCE AGAINST: None
PREMISES AFFECTED: 1914-24 N. Kenmore Avenue

NATURE OF REQUEST: Application for a variation to reduce the front setback from the required 12.05' to zero, north side setback from 5' to 4.87', rear setback from 28.14' to 2', alley access garage setback from 2' to 0.57' for a proposed two-story, single family residence with an attached two-car garage and a 6' high masonry fence on the front property line.

ACTION OF BOARD - VARIATION GRANTED

THE VOTE

JUN 21 2021
 CITY OF CHICAGO
 ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 21, 2021 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on May 6, 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 zero, north side setback to 4.87', rear setback to 2', alley access garage setback to 0.57' for a proposed two-story, single family residence with an attached two-car garage and a 6' high masonry fence on the front property line; an additional variation was granted to the subject property in Cal. No. 196-21-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

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

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I caused this to be placed in the USPS mail at 121 North LaSalle Street, Chicago, IL on 6/21, 2021.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Robert and Marie Weissbourd **CAL NO.:** 196-21-Z
APPEARANCE FOR: Rolando Acosta **MINUTES OF MEETING:** May 21, 2021
APPEARANCE AGAINST: None
PREMISES AFFECTED: 1914-24 N. Kenmore Avenue

NATURE OF REQUEST: Application for a variation to reduce the rear yard open space from the required 328.35 to zero for a proposed two-story, single-family residence with an attached garage and 6' high masonry fence on the front property line.

ACTION OF BOARD - VARIATION GRANTED

THE VOTE


JUN 21 2021
 CITY OF CHICAGO
 ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 21, 2021 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on May 6, 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 two-story, single-family residence with an attached garage and 6' high masonry fence on the front property line; an additional variation was granted to the subject property in Cal. No. 195-21-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

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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 6/21, 2021.

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



Jeffrey Pratt and Robyn Donner

APPLICANTS

197-21-Z & 198-21-Z
CALENDAR NUMBERS

3329 N. Seeley Ave

PREMISES AFFECTED

May 21, 2021

HEARING DATE

ACTION OF BOARD

THE VOTE

The applications for the variations are denied.

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

AFFIRMATIVE NEGATIVE ABSENT

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<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**FINDINGS OF THE ZONING BOARD OF APPEALS
IN THE MATTER OF THE VARIATION APPLICATIONS FOR 3329 N.
SEELEY AVENUE BY JEFFREY PRATT & ROBYN DONNER.**

I. BACKGROUND

Jeffrey Pratt and Robyn Donner (the "Applicants") submitted applications for two variations for 3329 N. Seeley Avenue (the "subject property"). The subject property is currently zoned RS-3 and is improved with a three-story, single-family home (the "home") and rear detached garage (the "garage"). The subject property features a rear deck system that connects the rear of the home to the garage roof deck (the "rear deck system." In order to legalize the rear deck system, the Applicants sought two variations: (1) to reduce the south side setback from the required 2' to 1' (north to be 3'), combined side setback from the required 5' to 4' and rear setback from the required 34.7' to 23.17'; and (2) reduce the required 201.4 square foot rear yard open space to 0'.

II. PUBLIC HEARING

A. The Hearing

The ZONING BOARD OF APPEALS held a remote public hearing¹ on the Applicants' applications for variation at its regular meeting held on May 21, 2021, after

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

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. June 26, 2020), the Applicants had submitted their proposed Findings of Facts. In accordance with the ZONING BOARD OF APPEALS' Emergency Rules (eff. March 22, 2021)² the Applicants had submitted all documentary evidence by 5:00 PM on Monday, May 17, 2021. One of the Applicants Ms. Robyn Donner and their attorney Mr. Frederick Agustin were present. The Applicants' architect Ms. Emily Tjeerdsma was also 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.

The Applicants' attorney Mr. Frederick Agustin gave a brief overview of the applications.

One of the Applicants Ms. Robyn Donner offered testimony in support of the applications.

The Applicants' architect Ms. Emily Tjeerdsma offered testimony in support of the applications.

In response to questions from the ZONING BOARD OF APPEALS, Ms. Tjeerdsma and Ms. Donner provided further testimony.

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

In response to Mr. Agustin's statements, Ms. Donner provided further testimony.

In response to questions from the ZONING BOARD OF APPEALS, Ms. Donner provided further testimony.

B. Criteria for a Variation

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

Pursuant to Section 17-13-1107-B of the Chicago Zoning Ordinance, in order to determine that practical difficulties or particular hardships exist, the ZONING BOARD OF APPEALS must find evidence of each of the following: (1) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the

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.

standards of the Chicago Zoning Ordinance; (2) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and (3) the variation, if granted, will not alter the essential character of the neighborhood.

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

III. FINDINGS OF FACT.

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

1. *The Applicants failed to prove that strict compliance with the regulations and standards of the Chicago Zoning Ordinance would create practical difficulties or particular hardships for the subject property.*

It is up to the Applicants to prove their case. The burden is not on the ZONING BOARD OF APPEALS. The ZONING BOARD OF APPEALS fails to see how strict compliance with the regulations and standards of the Chicago Zoning Ordinance would create practical difficulties or particular hardships for the subject property. The sole purpose of the variations is to legalize the rear deck system³ that the Applicants built without a valid building permit. While the

³ The rear deck system is an unpermitted obstruction in the rear and side setbacks. Thus, the rear deck system violates Section 17-17-0309 of the Chicago Zoning Ordinance. Further, due to the rear deck system, the subject property no longer meets the minimum required rear yard open space in that the rear yard open space provided does not meet the minimum side dimension requirements (as the RS3 zoning

ZONING BOARD OF APPEALS acknowledges that granting the variations would be convenient⁴ for the Applicants, the Applicants failed to prove that there was a particular hardship or practical difficulty with respect to the *subject property*.

The subject property is regular in shape and its dimensions are nearly standard for a Chicago lot. A standard Chicago lot is 25' in width by 125' in depth.⁵ In comparison, the subject property is 25' in width by 123.94' in depth. Thus, there is nothing with respect to the subject property's size and shape that would prevent the Applicant from providing access to the garage roof deck via stairs from grade pursuant to Section 17-17-0309 of the Chicago Zoning Ordinance. While the ZONING BOARD OF APPEALS acknowledges that the home is built in the subject property's south side yard setback, such placement is also not relevant with respect to whether the subject property can provide access to the garage roof deck via stairs pursuant to Section 17-17-0309 of the Chicago Zoning Ordinance.⁶ Such placement of the home is also not relevant with respect to creating a rear deck. It is clear from the demolition site plan provided with the application that the Applicants previously had a rear deck that did not extend into the south setback.

The Applicants argued that the rear deck system was necessary so that the Applicants had enough rear yard space to both install a means of accessing a garage roof deck and situate their trampoline⁷. The ZONING BOARD OF APPEALS does not find this to be credible. As can be seen from the demolition plans, the Applicants previously had a trampoline on their property which they removed in order to construct the rear deck system. The ZONING BOARD OF APPEALS finds that once the prior trampoline and prior rear deck were removed from the subject property, the Applicants had a blank slate in which they could have erected a rear deck, access to the garage roof deck and a trampoline all in

district requires that the required rear yard open space have a minimum dimension of 15' on any side). Thus, the rear deck system also violates Section 17-2-0307 of the Chicago Zoning Ordinance.

⁴ "A 'particular hardship' does not mean one that is self-imposed, or that a piece of property is better adapted for a forbidden use than for which is permitted, or that a variation would be to the owner's profit or advantage or convenience." *River Forest State Bank & Trust Co. v. Zoning Bd. of Appeals of Maywood*, 34 Ill.App.2d 412, 419 (1st Dist. 1961).

⁵ Section 17-17-02174 of the Chicago Zoning Ordinance.

⁶ The ZONING BOARD OF APPEALS declines to consider any arguments set forth by the Applicant with respect to the home's size. As can clearly be seen from the plans, the home does not extend into the required rear setback and thus cannot impede upon either the request for the rear setback reduction or the request to reduce the required rear open space.

⁷ The purpose of the trampoline is to allow the Applicants' child to engage in continuous physical exercise as part of his individualized education program ("IEP"). While this need for exercise or need for a trampoline may be a hardship or difficulty for the Applicants themselves, the Applicant has failed to show how such needs are practical difficulties or particular hardships *for the subject property*.

strict compliance with the Chicago Zoning Ordinance. The only reason the variations are necessary is because the Applicants deliberately chose to design and erect the rear deck system.

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

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

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

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

It is up the Applicants to prove their case. The burden is not on the ZONING BOARD OF APPEALS. The ZONING BOARD OF APPEALS does not find the rear deck system is necessary to achieve a reasonable return on the subject property. Even assuming that the rear deck system was necessary for the Applicants to provide both a trampoline and access to a garage roof deck (which as stated the above is an argument the ZONING BOARD OF APPEALS does not find credible), the Applicants did not prove that either the trampoline or access to the garage roof deck is necessary to achieve a reasonable return on the subject property. With respect to the trampoline, the Applicants provided no evidence to suggest that trampoline-related exercise is essential to the Applicants’ son’s Individualized Education Program (“IEP”) while other forms of exercise would

not be. Indeed, the Applicants provided no evidence as to the size or specific use of the trampoline, and as such, it is unclear whether a smaller trampoline would suffice or whether other exercises could serve their son's needs. Further, even if the trampoline, at its current size, were essential to the Applicants' ability to achieve a reasonable return, the Applicant would still be able to retain it without the rear deck system. With respect to the garage roof deck, the Applicants provided no evidence as to why they could not achieve a reasonable return without a garage roof deck. The Applicants have owned the subject property since 2011 and only constructed the garage roof deck and rear deck system in 2020. Further, the Applicants initially declined to build the garage roof deck and obtained a building permit only to build a two-car garage and a rear deck⁸. And as Ms. Donner testified, the Applicants have no plans to sell the subject property and intend to live there for the foreseeable future. The ZONING BOARD OF APPEALS does not believe that the Applicants' ability to enjoy a reasonable return on the subject property now turns upon the newly built rear deck system⁹.

2. *Any practical difficulty or particular hardship is not due to unique circumstances and is generally applicable to other similarly situated property.*

The ZONING BOARD OF APPEALS has declined to find the existence of a practical difficulty or particular hardship. As set forth above, there is nothing with respect to the size and shape of the property that would prevent the Applicants from both installing a means of accessing a garage roof deck and situating their trampoline in full compliance with the Chicago Zoning Ordinance. Similarly, the home's location on the subject property does not prevent the Applicants from both installing a means of accessing a garage roof deck and situating their trampoline in full compliance with the Chicago Zoning Ordinance. The sole reason for the variations is so that the Applicants can legalize the rear deck system. Even assuming that legalization of the rear deck system was a practical difficulty or particular hardship, such legalization is not a unique circumstance and is a condition generally applicable to other property where improvements have been erected without valid building permits.

3. *The Applicants failed to prove that the variations, if granted, will not alter the essential character of the neighborhood.*

⁸ As set forth on the plans under "Note to DOB/Zoning Reviewers," such rear deck was not what the Applicants actually built.

⁹ As can be seen from the Applicants' demolition plans, the subject property previously was improved with a sunken trampoline and a rear deck.

It is up to the Applicants to prove their case. The burden is not on the ZONING BOARD OF APPEALS. The Applicants provided no credible evidence as to this criterion. The ZONING BOARD OF APPEALS did not find credible Ms. Donner's vague testimony that other homes in the area had similar improvements to the rear deck system. The Applicants provided no photographs in support of Ms. Donner's testimony. Instead, Ms. Donner provided indistinct descriptions of two unidentified homes. Equally unhelpful as to this criterion are the Applicants' proposed Findings of Fact, which merely concludes that a "majority of the improvements within the area are single family homes and residential, multi-unit buildings."

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

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

There is nothing about the particular physical surroundings, shape or topographical condition of the subject property that results in particular hardship upon the Applicants. The subject property is of standard rectangular shape. The subject property is of standard width. Insofar as the subject property's depth is substandard, such a shortcoming is extremely slight (1.06') and the Applicants provided no credible evidence to show that this minor condition was related to the requested variations. While it is true that the home is located in the south side setback, such location does not necessitate the requested variations. The ZONING BOARD OF APPEALS finds that the sole reason for the variations is to legalize the rear deck system. The inability to have the rear deck system is – at most – a mere inconvenience to the Applicants as the Applicants have the ability to provide both a trampoline and access to the garage roof deck in full compliance with Chicago Zoning Ordinance.

2. *The conditions upon which the petition for the variations are based are applicable, generally, to other property within the same zoning classification.*

The only purpose for variations is to legalize the rear deck system. However, all property within the RS-3 zoning classification would require variations to legalize the rear deck system. This is because the rear deck system – like any connection between a rear deck and a garage roof deck – is an unpermitted obstruction in the

rear and side setbacks. Further, due to the rear deck system, the subject property no longer meets the minimum required rear yard open space in that the rear yard open space provided does not meet the minimum side dimension requirements. Thus, the conditions upon which the petition for the variation is based (i.e., the desire to have the rear deck system) are applicable, generally, to other property within the RS-3 zoning classification.

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

The ZONING BOARD OF APPEALS finds that the purpose of the variation is not exclusively to make more money out of the property but rather to allow the Applicants to legalize the rear deck system.

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

The ZONING BOARD OF APPEALS has declined to find the existence of a practical difficulty or particular hardship. Even if the Applicants' inability to keep the rear deck system constituted a practical difficulty or particular hardship, such practical difficulty or particular hardship is attributable to the Applicants. As Ms. Donner admitted, the Applicants knowingly built the rear deck system without a valid building permit.

5. *There is insufficient evidence to show that granting the variations will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.*

It is up to the Applicants to prove their case. The burden is not on the ZONING BOARD OF APPEALS. The Applicants' proposed Findings of Fact were unhelpful and irrelevant as to this criterion. There, the Applicants puzzlingly reason that the rear deck system will not be a detriment to the public welfare or injurious to other property in the neighborhood because "[m]any improvements on the same side of the block were residential single family homes or residential multi-unit buildings" and that, because of this, the rear deck system would "fit[] within the existing character of the neighborhood." Even if true, neither of these points go toward whether the rear deck system is or is not a detriment to the public welfare or whether it injures other property. At hearing, the only evidence put forth as to this criterion was Ms. Donner's testimony that their neighbors were in support of the application and that the alderman of their ward had no

objection¹⁰. The ZONING BOARD OF APPEALS declines to make the inference that a lack of objection means that the variations will not be detrimental to the public welfare or injurious to other property in the neighborhood. Indeed, the rear deck system was built without a building permit and therefore without any safety oversight from the City's Department of Buildings.

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

Again, it is up to the Applicants to prove their case. The burden is not on the ZONING BOARD OF APPEALS. The only reference to adequate light and air – either at the hearing or in the Applicants' submissions – is a brief conclusory averment in Ms. Tjeerdsma's affidavit. Such conclusory averment does not meet the Applicants' burden. As the variations will not affect the required on-site parking, the variations will not substantially increase the congestion in the public streets. However, the rear deck system was built without a valid building permit, and, as such, there is insufficient evidence to show that granting the variations would not increase the danger of fire or endanger the public safety. There is insufficient evidence for the ZONING BOARD OF APPEALS to find that the variations will not substantially diminish or impair property values in the neighborhood. For instance, the Applicants provided no market studies or other evidence (such as testimony from a realtor) to show that the rear deck system will not impair property values of other residential properties in the neighborhood. As the ZONING BOARD OF APPEALS did not find credible Ms. Donner's vague testimony regarding unidentified properties that had connections between rear decks and garage roof decks, there was insufficient evidence to demonstrate that improvements such as the rear deck system were a prevalent feature in the area.

IV. CONCLUSION

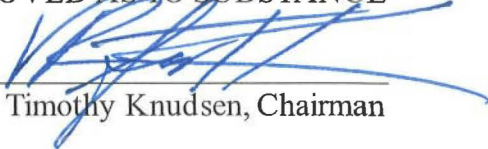
For all of these reasons, the ZONING BOARD OF APPEALS finds that the Applicants have not proved their case by evidence, testimony and the entire record, including the Applicants' proposed Findings of Fact, covering the specific criteria for a variation pursuant to Sections 17-13-1107-A, B and C of the Chicago Zoning Ordinance.

¹⁰ Mr. Agustin stated that Alderman Waguespack of the 32nd Ward submitted a letter in support of the applications. No such letter was received by the ZONING BOARD OF APPEALS.

The ZONING BOARD OF APPEALS hereby denies the Applicants' variation applications.

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

APPROVED AS TO SUBSTANCE

By: 
Timothy Knudsen, Chairman

I, Janine Klich-Jensen, staff person for the ZONING BOARD OF APPEALS, certify that I caused this to be placed in the mail on 8/23, 2021.


Janine Klich-Jensen

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

APPLICANT: Starbucks Corporation **CAL NO.:** 199-21-S
APPEARANCE FOR: Talar Berberian **MINUTES OF MEETING:**
May 21, 2021
APPEARANCE AGAINST: None
PREMISES AFFECTED: 3657-59 N. Harlem Avenue / 7183-95 W. Waveland Avenue

NATURE OF REQUEST: Application for a special use to establish a one-lane drive-through facility to serve a proposed 2,280* square foot fast food restaurant.

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

JUN 21 2021
 CITY OF CHICAGO
 ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 21, 2021 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on March 4, 2021; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a one-lane drive-through facility to serve a proposed 2,280* square foot fast food restaurant; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of 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, Starbucks Corporation, and the development is consistent with the design and layout of the site and landscape plans dated May 19, 2021, prepared by Woolpert Architecture/Engineering/Geospatial, and floor plans and elevations, dated April 22, 2021, prepared by Detroit Architectural Group.

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 6/21/21.
 *Amended at Hearing

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Board of Education of City of Chicago **CAL NO.:** 200-21-S

APPEARANCE FOR: Scott Borstein **MINUTES OF MEETING:**
May 21, 2021

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3001 W. 59th Street

NATURE OF REQUEST: Application for a special use to convert an existing day care use to a school use in an existing one-story building.

ACTION OF BOARD – APPLICATION WITHDRAWN

THE VOTE

JUN 21 2021
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Space Time Love, LLC Cal. No.201-21-S

APPEARANCE FOR: Kevin Coyne **MINUTES OF MEETING:**
May 21, 2021

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1953 W. Chicago Avenue

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

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

JUN 21 2021
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 21, 2021 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on May 6, 2021; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a body art service (tattoo facility); expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of 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 6/21, 2021.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Wintrust Financial Corporation **CAL NO.:** 202-21-S
APPEARANCE FOR: Daniel Dowd **MINUTES OF MEETING:**
APPEARANCE AGAINST: None May 21, 2021
PREMISES AFFECTED: 3144-70 N. Clybourn / 3145 N. Western Avenue

NATURE OF REQUEST: Application for a special use to establish two drive-through lanes and an ATM which will serve a proposed one-story bank building.

ACTION OF BOARD – APPLICATION WITHDRAWN

THE VOTE

JUN 21 2021
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Cicero Food Mart

CAL NO.: 203-21-S

APPEARANCE FOR: Nicholas Ftikas

MINUTES OF MEETING:

May 21, 2021

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2734-58 N. Cicero Avenue

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

ACTION OF BOARD – Continued to July 16, 2021.

THE VOTE

JUN 21 2021
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Raina Ave O, LLC Cal. No.204-21-S
APPEARANCE FOR: Nicholas Ftikas **MINUTES OF MEETING:**
May 21, 2021
APPEARANCE AGAINST: None
PREMISES AFFECTED: 11701 S. Avenue O

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

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

JUN 21 2021
 CITY OF CHICAGO
 ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 21, 2021 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on May 6, 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 one-lane drive-through to serve a proposed fast-food restaurant; Elise M. Padilla at 11656 S. Avenue N submitted a Public Testimony Request Form in opposition, however she did not appear at the Virtual Meeting; 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 of 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, Raina Ave O, LLC; (2) the development is consistent with the design and layout of the plans and drawings dated May 12, 2021, with Site and Landscape Plans dated May 18, 2021, prepared by Nick Scarlatis & Associates; and (3) right turn only signs are posted at the exits to Avenue O.

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 6/21, 2021.

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: NRSNA Cicero, LLC dba Dunkin Donuts **CAL NO.:** 205-21-S

APPEARANCE FOR: Paul Kolpak **MINUTES OF MEETING:**
May 21, 2021

APPEARANCE AGAINST: None

PREMISES AFFECTED: 4649 S. Cicero Avenue

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

ACTION OF BOARD – Continued to July 16, 2021.

THE VOTE

JUN 21 2021
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Dan Salon, LLC Cal. No.206-21-S
APPEARANCE FOR: Mark Kupiec **MINUTES OF MEETING:**
May 21, 2021
APPEARANCE AGAINST: None
PREMISES AFFECTED: 5870 N. Lincoln Avenue

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

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

JUN 21 2021
 CITY OF CHICAGO
 ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 21, 2021 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on May 6, 2021; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a hair / beauty salon; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of 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 6/21, 2021.

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Chicago Title Land Trust Co. ATUT #8002376295 **CAL NO.:** 207-21-Z

APPEARANCE FOR: Agnes Plecka

MINUTES OF MEETING:
May 21, 2021

APPEARANCE AGAINST: None

PREMISES AFFECTED: 919 W. Wisconsin Street

NATURE OF REQUEST: Application for a variation to reduce the rear setback from the required 37.5' to 20.97' for a proposed spiral staircase and an elevated walkway connecting to the garage roof top.

ACTION OF BOARD - VARIATION GRANTED

THE VOTE


JUN 21 2021
 CITY OF CHICAGO
 ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		


WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 21, 2021 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on May 6, 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 20.97' for a proposed spiral staircase and an elevated walkway connecting to the garage roof top; an additional variation was granted to the subject property in Cal. No. 208-21-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

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

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I caused this to be placed in the USPS mail at 121 North LaSalle Street, Chicago, IL on 6/21, 2021.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Chicago Title Land Trust Co. ATUT #8002376295 **CAL NO.:** 208-21-Z

APPEARANCE FOR: Agnes Plecka

MINUTES OF MEETING:
May 21, 2021

APPEARANCE AGAINST: None

PREMISES AFFECTED: 919 W. Wisconsin Street

NATURE OF REQUEST: Application for a variation to relocate the required rear yard open space of 324 square feet to a garage roof deck to allow a proposed new spiral staircase and construction of an elevated walkway connecting the building to the garage roof top.

ACTION OF BOARD - VARIATION GRANTED

THE VOTE

JUN 21 2021
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 21, 2021 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on May 6, 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 rear yard open space of 324 square feet to a garage roof deck to allow a proposed new spiral staircase and construction of an elevated walkway connecting the building to the garage roof top; an additional variation was granted to the subject property in Cal. No. 207-21-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

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

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I caused this to be placed in the USPS mail at 121 North LaSalle Street, Chicago, IL on 6/21, 2021.

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: A.I.M. (Art in Motion) Cal. No.209-21-S

APPEARANCE FOR: Sylvia Michas **MINUTES OF MEETING:**

May 21, 2021

APPEARANCE AGAINST: None

PREMISES AFFECTED: 7401-45 S. East End Avenue

NATURE OF REQUEST: Application for a special use to expand an existing school use in an existing one-story building and outdoor courtyard with a proposed partial second story with auditorium space and a one-story entry vestibule.

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

JUN 23 2021
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 21, 2021 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on May 6, 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 expand an existing school use in an existing one-story building and outdoor courtyard with a proposed partial second story with auditorium space and a one-story entry vestibule; a variation was also granted to the subject property in Cal. No. 210-21-Z; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of 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, A.I.M. (Art in Motion); (2) the development is consistent with the design and layout of the plans and drawings dated May 14, 2021, prepared by Wheeler Kearns Architects; (3) all off-site improvements, including the sidewalk and associated improvements along Cregier Avenue, are designed and installed by the applicant in accordance with CDOT standards and requirements; (4) all on-site improvements, including landscaping, are completed prior to issuance of certificates of occupancy (COO) for the phase one expansion (add 10th grade only*); (5) all off-site improvements are completed with phase two expansion, on or before August 1, 2022; and (6) all students utilize the existing entrance at East End until the applicant has completed installation of the sidewalk along Cregier.

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 6/23, 2021.

*Scrivener's error

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: A.I.M. (Art in Motion)

CAL NO.: 210-21-Z

APPEARANCE FOR: Sylvia Michas

MINUTES OF MEETING:

May 21, 2021

APPEARANCE AGAINST: None

PREMISES AFFECTED: 7401-45 S. East End Avenue

NATURE OF REQUEST: Application for a variation to reduce the interior landscape area of 6,753 square feet by providing required landscape in a plaza as shown on plans and to reduce the number of interior trees from fifty-four to thirty-eight for the proposed expansion of an existing school.

ACTION OF BOARD - VARIATION GRANTED

THE VOTE

JUN 23 2021
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

Table with 3 columns: AFFIRMATIVE, NEGATIVE, ABSENT. Rows for each name with 'X' in the AFFIRMATIVE column.

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 21, 2021 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on May 6, 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 interior landscape area of 6,753 square feet by providing required landscape in a plaza as shown on plans and to reduce the number of interior trees from fifty-four to thirty-eight for the proposed expansion of an existing school; a special use was also approved for the subject property in Cal. No. 209-21-S; the Board finds 1) strict compliance with the regulations and standards of this Zoning ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that the foresaid variation request be and it hereby is granted subject to the following condition(s): provided: (1) the special use is issued solely to the applicant, A.I.M. (Art in Motion); (2) the development is consistent with the design and layout of the plans and drawings dated May 14, 2021, prepared by Wheeler Kearns Architects; (3) all off-site improvements, including the sidewalk and associated improvements along Cregier Avenue, are designed and installed by the applicant in accordance with CDOT standards and requirements; (4) all on-site improvements, including landscaping, are completed prior to issuance of certificates of occupancy (COO) for the phase one expansion (add 10th grade only*); (5) all off-site improvements are completed with phase two expansion, on or before August 1, 2022; and (6) all students utilize the existing entrance at East End until the applicant has completed installation of the sidewalk along Cregier.

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 6/23, 2021.

*Scrivener's error

APPROVED AS TO SUBSTANCE
[Signature]
CHAIRMAN

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

APPLICANT: Kelsey and William Elliott **CAL NO.:** 211-21-Z
APPEARANCE FOR: Thomas Moore **MINUTES OF MEETING:**
May 21, 2021
APPEARANCE AGAINST: None
PREMISES AFFECTED: 3084 S. Lock Street

NATURE OF REQUEST: Application for a variation to reduce the required off-street parking from three spaces to zero to convert a garage to habitable space and an increase from two dwelling units to four dwelling units in the existing two-story building.

ACTION OF BOARD - VARIATION GRANTED

THE VOTE


JUN 21 2021
 CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 21, 2021 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on May 6, 2021; and

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

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

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I caused this to be placed in the USPS mail at 121 North LaSalle Street, Chicago, IL on 6/21, 2021.

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Fitch Investment Partners, LLC **CAL NO.:** 212-21-Z
APPEARANCE FOR: Thomas Moore **MINUTES OF MEETING:** May 21, 2021
APPEARANCE AGAINST: None
PREMISES AFFECTED: 2411 W. Fitch Avenue

NATURE OF REQUEST: Application for a variation to reduce the required off-street parking from seven spaces to four to increase the dwelling units from twenty-six to thirty-three in an existing four-story building.

ACTION OF BOARD - VARIATION GRANTED

THE VOTE


JUN 21 2021
 CITY OF CHICAGO
 ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 21, 2021 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on May 6, 2021; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the required off-street parking from to four to increase the dwelling units from twenty-six to thirty-three in an existing four-story building; an additional variation was granted in Cal. No. 213-21-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

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

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I caused this to be placed in the USPS mail at 121 North LaSalle Street, Chicago, IL on 6/21, 2021.

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Fitch Investment Partners, LLC **CAL NO.:** 213-21-Z
APPEARANCE FOR: Thomas Moore **MINUTES OF MEETING:**
APPEARANCE AGAINST: None May 21, 2021
PREMISES AFFECTED: 2411 W. Fitch Avenue

NATURE OF REQUEST: Application for a variation to eliminate the one required loading space to convert a twenty-six dwelling unit building to a thirty-three dwelling unit building in an existing four-story building.

ACTION OF BOARD - VARIATION GRANTED

THE VOTE

JUN 21 2021
 CITY OF CHICAGO
 ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 21, 2021 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on May 6, 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 eliminate the one required loading space to convert a twenty-six dwelling unit building to a thirty-three dwelling unit building in an existing four-story building; an additional variation was granted in Cal. No. 212-21-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

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

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I caused this to be placed in the USPS mail at 121 North LaSalle Street, Chicago, IL on 6/21, 2021.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Campbell Ventures, LLC
APPEARANCE FOR: Sara Barnes
APPEARANCE AGAINST: None
PREMISES AFFECTED: 2655 W. Haddon Avenue

CAL NO.: 214-21-Z

MINUTES OF MEETING:
May 21, 2021

NATURE OF REQUEST: Application for a variation to reduce the required on-site parking spaces from five to zero to convert the existing four dwelling unit building to a nine-dwelling unit building for the existing front four-story two dwelling unit building and the existing rear two story, two-dwelling unit coach house.

ACTION OF BOARD - VARIATION GRANTED

THE VOTE

JUN 21 2021
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 21, 2021 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on May 6, 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 parking spaces to zero to convert the existing four dwelling unit building to a nine-dwelling unit building for the existing front four-story two dwelling unit building and the existing rear two story, two-dwelling unit coach house; 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 6/21, 2021.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Antonio Rendon **CAL. NO.:** 215-21-Z
APPEARANCE FOR: Thomas Moore **MINUTES OF MEETING:**
May 21, 2021
APPEARANCE AGAINST: None
PREMISES AFFECTED: 2863 S. Keeley Street

NATURE OF REQUEST: Application for a variation to reduce the required parking setback from the front property line on Medill Avenue to prevent obstruction of the sidewalk by parked cars from the require 20' to 1.08', north side setback from 2' to 0.7', south side setback from 2' to 1', combined side setback from 4.8' to 0.8, for a proposed second floor addition, detached two-car garage to serve the existing two dwelling unit building to be deconverted to a single-family residence.

ACTION OF BOARD - VARIATION GRANTED

THE VOTE

JUN 21 2021
 CITY OF CHICAGO
 ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 21, 2021 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on May 6, 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 setback from the front property line on Medill Avenue to prevent obstruction of the sidewalk by parked cars to 1.08', north side setback to 0.7', south side setback to 1', combined side setback to 0.8, for a proposed second floor addition, detached two-car garage to serve the existing two dwelling unit building to be deconverted to a 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 6/21, 2021.

APPROVED AS TO SUBSTANCE


CHAIRMAN


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

APPLICANT: Patricia and Monte Luzadder **CAL. NO.:** 216-21-Z
APPEARANCE FOR: Thomas Moore **MINUTES OF MEETING:** May 21, 2021
APPEARANCE AGAINST: None
PREMISES AFFECTED: 3531 N. Paulina Street

NATURE OF REQUEST: Application for a variation to reduce the north side setback from the required 2.4' to 0.27' (south to be 5.57') combined side setback from 6' to 5.84' for a proposed rear addition to the existing two-story, single family residence.

ACTION OF BOARD - VARIATION GRANTED

THE VOTE


JUN 21 2021
 CITY OF CHICAGO
 ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 21, 2021 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on May 6, 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 0.27' (south to be 5.57') combined side setback to 5.84' for a proposed rear addition 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 6/21, 2021.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Courtney Thayer & Catherine Blaisdell **CAL. NO.:** 217-21-Z
APPEARANCE FOR: Thomas Moore **MINUTES OF MEETING:**
 May 21, 2021
APPEARANCE AGAINST: None
PREMISES AFFECTED: 3635 N. Janssen Avenue

NATURE OF REQUEST: Application for a variation to reduce the north side setback from the required 3.2' to 0.46' (south will be 4.29'), combined side setback from 8' to 4.75', rear setback from 33.66' to 2.19' for a proposed rear below grade passage to a new rear one-story enclosed stair addition, new attached three-car garage with roof deck and attached chimney that exceeds 15' in height, rear open garage rood deck with access stair above new rear enclosed stair addition and a new rear raised patio above the below grade passage addition for the existing three-story single family residence.

ACTION OF BOARD - VARIATION GRANTED

THE VOTE

JUN 21 2021
 CITY OF CHICAGO
 ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 21, 2021 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on May 6, 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 0.46' (south will be 4.29'), combined side setback to 4.75', rear setback to 2.19' for a proposed rear below grade passage to a new rear one-story enclosed stair addition, new attached three-car garage with roof deck and attached chimney that exceeds 15' in height, rear open garage rood deck with access stair above new rear enclosed stair addition and a new rear raised patio above the below grade passage addition for the existing three-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 6/21, 2021.

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: SNS Realty Group, LLC **CAL. NO.:** 218-21-Z
APPEARANCE FOR: Thomas Moore **MINUTES OF MEETING:**
May 21, 2021
APPEARANCE AGAINST: None
PREMISES AFFECTED: 4008-12 N. Lincoln Avenue

NATURE OF REQUEST: Application for a variation to reduce the rear setback from the required 30' to 10.25' for a proposed five-story, mixed-use building with attached nine car-garage at ground floor and one parking space in the rear.

ACTION OF BOARD - VARIATION GRANTED

THE VOTE

JUN 21 2021
 CITY OF CHICAGO
 ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 21, 2021 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on May 6, 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 10.25' for a proposed five-story, mixed-use building with attached nine car-garage at ground floor and one parking space in the rear; the Board finds 1) strict compliance with the regulations and standards of this Zoning ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

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

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I caused this to be placed in the USPS mail at 121 North LaSalle Street, Chicago, IL on 6/21, 2021.

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: John Morgan

CAL. NO.: 219-21-Z

APPEARANCE FOR: John Pikarski

MINUTES OF MEETING:
May 21, 2021

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1912 N. Orchard Street

NATURE OF REQUEST: Application for a variation to reduce the front setback from the required 15' to 13.5', south side setback from 4.66' to 0.58', north side setback from 4.66' to zero, combined side yard setback from 11.65' to 0.58', rear setback from 36.74' to 0.2 for a proposed four-story, single family residence with four car oversized garage with accessory storage under the rear open terrace, basement and roof deck.

ACTION OF BOARD – Continued to July 16, 2021

THE VOTE

JUN 21 2021
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Robert Bernstein
APPEARANCE FOR: John Pikarski
APPEARANCE AGAINST: None
PREMISES AFFECTED: 2432 W. Dakin Avenue

CAL. NO.: 220-21-Z

MINUTES OF MEETING:
May 21, 2021

NATURE OF REQUEST: Application for a variation to reduce the front setback from the required 11.33' to 2.67' for a proposed second story addition to the existing two-story single-family residence.

ACTION OF BOARD - VARIATION GRANTED

THE VOTE

JUN 21 2021
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 21, 2021 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on May 6, 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 2.67' for a proposed second story addition 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 6/21, 2021.

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: 3239 Division, LLC

CAL. NO.: 221-21-S

APPEARANCE FOR: Thomas Raines

MINUTES OF MEETING:
May 21, 2021

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3239 W. Division Street

NATURE OF REQUEST: Application for a special use to establish residential use below the second floor for a proposed four-story, four dwelling unit building with roof top deck, front and rear balconies, trash enclosures, attached two-car garage and two car-garage with roof deck.

ACTION OF BOARD – Continued to June 18, 2021

THE VOTE

JUN 21 2021
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: 3239 Division, LLC

CAL. NO.: 222-21-Z

APPEARANCE FOR: Thomas Raines

MINUTES OF MEETING:
May 21, 2021

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3239 W. Division Street

NATURE OF REQUEST: Application for a variation to reduce the minimum lot area from the required 4,000 square feet to 3,950 square feet for a proposed four-story, four dwelling unit building with roof deck, front and rear balconies, trash enclosures, attached two car garage and two car detached garage with roof deck.

ACTION OF BOARD – Continued to June 18, 2021

THE VOTE

JUN 21 2021
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Carlos Lara **CAL. NO.:** 223-21-Z
APPEARANCE FOR: Patrick Turner **MINUTES OF MEETING:**
May 21, 2021
APPEARANCE AGAINST: None
PREMISES AFFECTED: 2424 W. Huron Street

NATURE OF REQUEST: Application for a variation to reduce the east side setback from the required 2' to 0.28' (west to be 2.09'), combined side setback from 4.8' to 2.37' for a proposed third floor addition and rear deck for the existing two-story, two dwelling unit building.

ACTION OF BOARD - VARIATION GRANTED

THE VOTE

JUN 21 2021
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 21, 2021 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on May 6, 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 east side setback to 0.28' (west to be 2.09'), combined side setback to 2.37' for a proposed third floor addition and rear deck for the existing two-story, two dwelling unit building; an additional variation was granted to the subject property in Cal. No. 224-21-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

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

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I caused this to be placed in the USPS mail at 121 North LaSalle Street, Chicago, IL on 6/21, 2021.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Carlos Lara **CAL. NO.:** 224-21-Z
APPEARANCE FOR: Patrick Turner **MINUTES OF MEETING:**
May 21, 2021
APPEARANCE AGAINST: None
PREMISES AFFECTED: 2424 W. Huron Street

NATURE OF REQUEST: Application for a variation to expand the existing 2,399 square feet of floor area which has been in existence for more than 50 years to 3,007 square feet for a proposed third floor addition and a rear deck for the existing two-story, two dwelling unit building.

ACTION OF BOARD - VARIATION GRANTED

THE VOTE

JUN 21 2021
 CITY OF CHICAGO
 ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
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X		


WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 21, 2021 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on May 6, 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 expand the existing 2,399 square feet of floor area which has been in existence for more than 50 years to 3,007 square feet for a proposed third floor addition and a rear deck for the existing two-story, two dwelling unit building; an additional variation was granted to the subject property in Cal. No. 223-21-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

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

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I caused this to be placed in the USPS mail at 121 North LaSalle Street, Chicago, IL on 6/21, 2021.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Chicago Pawnbroker, Inc.
APPEARANCE FOR: Patrick Turner
APPEARANCE AGAINST: None
PREMISES AFFECTED: 54 E. Madison Street, Suite 206
NATURE OF REQUEST: Application for a special use to establish a pawn shop.
ACTION OF BOARD – Dismissed on the Board’s Own Motion

CAL. NO.: 225-21-S


MINUTES OF MEETING:
May 21, 2021

THE VOTE

JUN 21 2021
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
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X		
X		

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Evoke Tattoos, LLC Cal. No.226-21-S

APPEARANCE FOR: Warren Silver

MINUTES OF MEETING:
May 21, 2021

APPEARANCE AGAINST: None

PREMISES AFFECTED: 5400-02 N. Clark Street

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

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

JUN 21 2021
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 21, 2021 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on May 6, 2021; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a body art service (body piercing and tattooing); 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 of 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 6/21, 2021.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: 1909 N. Leavitt, LLC

CAL. NO.: 227-21-Z

APPEARANCE FOR: Warren Silver

MINUTES OF MEETING:
May 21, 2021

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1909 N. Leavitt Street

NATURE OF REQUEST: Application for a variation to reduce the north and south side setback from 2' each to zero, combined side yard setback from 4.8' to zero for a proposed third floor dormer addition, two-story rear addition, raised rear patio with fence above and a detached two-car garage with roof deck that will serve an existing building three story building to be deconverted to a single family residence.

ACTION OF BOARD - VARIATION GRANTED

THE VOTE

JUN 21 2021
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 21, 2021 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on May 6, 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 and south side setback to zero, combined side yard setback to zero for a proposed third floor dormer addition, two-story rear addition, raised rear patio with fence above and a detached two-car garage with roof deck that will serve an existing building three story building to be deconverted to a single family residence; three additional variations were granted to the subject property in Cal. Nos. 228-21-Z, 229-21-Z, and 230-21-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

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

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I caused this to be placed in the USPS mail at 121 North LaSalle Street, Chicago, IL on 6/21, 2021.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: 1909 N. Leavitt, LLC

CAL. NO.: 228-21-Z

APPEARANCE FOR: Warren Silver

MINUTES OF MEETING:
May 21, 2021

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1909 N. Leavitt Street

NATURE OF REQUEST: Application for a variation to relocate the required 225 square feet of rear yard open space above the proposed detached garage that will serve an existing three-story building to be deconverted to a single-family residence.

ACTION OF BOARD - VARIATION GRANTED

THE VOTE

JUN 21 2021
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 21, 2021 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on May 6, 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 225 square feet of rear yard open space above the proposed detached garage that will serve an existing three-story building to be deconverted to a single-family residence; three additional variations were granted to the subject property in Cal. Nos. 227-21-Z, 229-21-Z, and 230-21-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

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

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I caused this to be placed in the USPS mail at 121 North LaSalle Street, Chicago, IL on 6/21, 2021.

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: 1909 N. Leavitt, LLC

CAL. NO.: 229-21-Z

APPEARANCE FOR: Warren Silver

MINUTES OF MEETING:
May 21, 2021

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1909 N. Leavitt Street

NATURE OF REQUEST: Application for a variation to exceed the floor area ratio of 2,349 square feet which has been existence for more than fifty years by 275 square feet for a proposed third floor dormer addition, a two-story rear addition, to the existing three-story three dwelling unit building to be deconverted to a single-family residence.

ACTION OF BOARD - VARIATION GRANTED

THE VOTE

JUN 21 2021
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		


WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 21, 2021 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on May 6, 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 exceed the floor area ratio of 2,349 square feet which has been existence for more than fifty years by 275 square feet for a proposed third floor dormer addition, a two-story rear addition, to the existing three-story three dwelling unit building to be deconverted to a single-family residence; three additional variations were granted to the subject property in Cal. Nos. 227-21-Z, 228-21-Z, and 230-21-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

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

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I caused this to be placed in the USPS mail at 121 North LaSalle Street, Chicago, IL on 6/21, 2021.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: 1909 N. Leavitt, LLC

CAL. NO.: 230-21-Z

APPEARANCE FOR: Warren Silver

MINUTES OF MEETING:
May 21, 2021

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1909 N. Leavitt Street

NATURE OF REQUEST: Application for a variation to increase the height from the maximum 30' to 31.16' for a proposed third floor dormer addition, a two-story rear addition to an existing three-story, three dwelling unit building to be deconverted to a single-family residence.

ACTION OF BOARD - VARIATION GRANTED

THE VOTE

JUN 21 2021
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 21, 2021 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on May 6, 2021; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to increase the height to 31.16' for a proposed third floor dormer addition, a two-story rear addition to an existing three-story, three dwelling unit building to be deconverted to a single-family residence; three additional variations were granted to the subject property in Cal. Nos. 227-21-Z, 228-21-Z, and 229-21-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

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

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I caused this to be placed in the USPS mail at 121 North LaSalle Street, Chicago, IL on 6/21, 2021.

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Taneka Daniels Cal. No.231-21-S
APPEARANCE FOR: Robert M. Walker **MINUTES OF MEETING:**
May 21, 2021
APPEARANCE AGAINST: None
PREMISES AFFECTED: 5405-11 W. Madison Street

NATURE OF REQUEST: Application for a special use to establish an outdoor patio to be located on the roof top to serve a proposed restaurant on the ground floor.

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

JUN 21 2021
 CITY OF CHICAGO
 ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 21, 2021 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on May 6, 2021; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish an outdoor patio to be located on the roof top to serve a proposed restaurant on the ground floor; 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 of 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, Taneka Daniels; (2) the development is consistent with the design and layout of the plans and drawings dated October 12, 2020, with Site Plan (with roof plan) dated May 19, 2021, prepared by Beehyve; (3) the proposed rooftop fence screening design and material complies with the requirements of the ICC building code (Sec. 1513).

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 6/21, 2021.

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: 2338 Dickens, LLC **CAL. NO.:** 232-21-Z
APPEARANCE FOR: Sara Barnes **MINUTES OF MEETING:**
May 21, 2021
APPEARANCE AGAINST: None
PREMISES AFFECTED: 2338 W. Dickens Avenue

NATURE OF REQUEST: Application for a variation to reduce the required 234 square feet of rear yard open space to zero for a proposed three-car detached garage with roof deck and access stair to serve the existing three-unit residential building.

ACTION OF BOARD - VARIATION GRANTED

THE VOTE

JUN 21 2021
 CITY OF CHICAGO
 ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 21, 2021 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on May 6, 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 234 square feet of rear yard open space to zero for a proposed three-car detached garage with roof deck and access stair to serve the existing three-unit residential building; the Board finds 1) strict compliance with the regulations and standards of this Zoning ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

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

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I caused this to be placed in the USPS mail at 121 North LaSalle Street, Chicago, IL on 6/21, 2021.

APPROVED AS TO SUBSTANCE


CHAIRMAN