

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

**APPLICANT:** Amanda Hatcher dba Visions 2 Reality Beauty Supply Bar Cal. No.129-21-S

**APPEARANCE FOR:** Same as Applicant

**MINUTES OF MEETING:**  
April 16, 2021

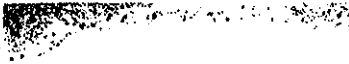
**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 7201 S. Vincennes Avenue

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

**ACTION OF BOARD – APPLICATION APPROVED**

**THE VOTE**



**MAY 24 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 April 16, 2021 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on April 1, 2021; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a hair salon; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all 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 5/24, 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



JUL 19 2021

CITY OF CHICAGO  
ZONING BOARD OF APPEALS

**Darrin's LLC**

APPLICANT

**130-21-S**  
CALENDAR NUMBER

**1249 E. 87TH Street**

PREMISES AFFECTED

**April 16, 2021**

HEARING DATE

**ACTION OF BOARD**

**THE VOTE**

The application for the special use is denied for the reasons set forth in this decision.

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

AFFIRMATIVE    NEGATIVE    RECUSED

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**FINDINGS OF THE ZONING BOARD OF APPEALS  
IN THE MATTER OF THE SPECIAL USE APPLICATION FOR 1249 E. 87TH  
STREET BY DARRIN SUTTON.**

**I. BACKGROUND**

Darrin's LLC (the "Applicant") submitted a special use application for 1249 E. 87th Street (the "subject property"). The subject property is currently zoned B3-1 and is improved with a one-story commercial building (the "building"). The Applicant currently operates a tavern within the building (the "tavern"). A tavern is a special use in a B3-1 zoning district.<sup>1</sup> As such, any expansion to the tavern requires a new special use.<sup>2</sup> The Applicant therefore sought a special use to expand the tavern to incorporate an outdoor patio erected at the rear of the building. In accordance with Section 17-13-0903 of the Chicago Zoning Ordinance, the Zoning Administrator of the City's Department of Planning and Development (the "Zoning Administrator") initially<sup>3</sup> recommended approval of the proposed special use provided that: (1) the special use was issued solely to the Applicant; and (2) the development was consistent with the design and layout of the plans and drawings dated April 9, 2021, prepared by the Civic Architectural Group, Inc.

<sup>1</sup> See Section 17-3-0207-AA(3) of the Chicago Zoning Ordinance.

<sup>2</sup> See Section 17-13-0910 of the Chicago Zoning Ordinance.

<sup>3</sup> During the course of the hearing, the Zoning Administrator amended its conditions of approval.

## II. PUBLIC HEARING

### A. The Hearing

The ZONING BOARD OF APPEALS held a remote public hearing<sup>4</sup> on the Applicant's special use application at its regular meeting on April 16, 2021, after due notice thereof as provided under Sections 17-13-0107-A(9) and 17-13-0107-B of the Chicago Zoning Ordinance and by publication in the *Chicago Tribune*. In accordance with the ZONING BOARD OF APPEALS' Rules of Procedure (eff. June 26, 2020), the Applicant had submitted its proposed Findings of Facts. The Applicant's owner Mr. Darrin Sutton and the Applicant's land use consultant Mr. James Ohle were present. The Assistant Zoning Administrator Mr. Steven Valenziano was present. Testifying in opposition to the application was Alderman Michelle Harris (the "Alderman"). The statements and testimony given during the public hearing were given in accordance with the ZONING BOARD OF APPEALS' Rules of Procedure and its Emergency Rules (eff. March 22, 2021)<sup>5</sup>.

In response to questions from the ZONING BOARD OF APPEALS, the Applicant's owner Mr. Darrin Sutton offered testimony in support of the application.

The Applicant offered the testimony of its land use consultant Mr. James Ohle in support of the application.

The Assistant Zoning Administrator Mr. Valenziano offered testimony; namely, that the Zoning Administrator was revising its initial recommendation of approval to add the following conditions: (1) that the subject property be completely fenced with a 6' tall board-on-board fence along Kimbark, along the alley and along the west side of the subject property; and (2) that the subject property be further maintained and secured to keep sound and debris on the subject property rather than in the alley or the street.

The Alderman offered testimony in opposition to the application.

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

In response to the Alderman's testimony, the Applicant offered further testimony. In response to questions from the ZONING BOARD OF APPEALS, the Applicant offered further testimony.

In response to the Applicant's testimony, Mr. Ohle offered further testimony.

In response to Mr. Ohle's testimony, the Applicant offered further testimony.

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<sup>4</sup> In accordance with Section 7(e) of the Open Meetings Act, 5 ILCS 120/1 *et seq.*

<sup>5</sup> Such Emergency Rules were issued by the Chairman of the ZONING BOARD OF APPEALS in accordance with his emergency rule-making powers set forth in the Rules of Procedure.

Mr. Ohle offered further testimony.

B. Criteria for a Special Use

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

III. FINDINGS OF FACT

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

1. *The proposed special use does not comply with all applicable standards of the Chicago Zoning Ordinance.*

The subject property is located in a B3-1 zoning district. As set forth above, a tavern is a special use in a B3 zoning district.<sup>6</sup> Since the ZONING BOARD OF APPEALS has declined to grant the special use to the Applicant, the Applicant's proposed special use does not comply with all applicable standards of the Chicago Zoning Ordinance.

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

It is up to the Applicant to prove its case. While the Applicant provided evidence that the proposed special use would be commercially expedient to the Applicant, the Applicant failed to prove that the proposed special use would be expedient or reasonably convenient to the public welfare. In particular, the ZONING BOARD OF APPEALS finds that Alderman's testimony with respect to the trash and traffic the tavern currently generates to be very credible. The subject property is located at the corner of 87th Street and Kimbark. Kimbark is a one-way street at this location. Directly to the south of the subject property is single-family

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<sup>6</sup> Pursuant to Section 17-3-0207-AA(3) of the Chicago Zoning Ordinance.

residential use. By the Applicant's own admission, only twenty to thirty percent of the Applicant's current patrons live within walking distance. This means that seventy to eighty percent of the Applicant's current patrons do not walk to the Applicant's tavern. As the Alderman testified, when the Applicant holds larger events traffic in the area is congested to the point where the residents to the south of the subject property cannot park in front of their homes. The Applicant's patrons also litter in front of these homes. By granting the proposed special use, patronage at the tavern could potentially increase by 40 persons, which would further exacerbate the trash and traffic situation. The ZONING BOARD OF APPEALS does not find credible Mr. Sutton's testimony that there is an agreement with the owner of the adjacent vacant lot for parking. The Applicant provided no evidence to demonstrate such agreement. In contrast, the fact that the surrounding neighborhood is impacted by more cars parking in the neighborhood during big events at the tavern seems to suggest that the arrangement between the Applicant and the adjacent lot owner is insufficient or nonexistent.

Further, the proposed special use seeks to place an outdoor patio a mere 41.5' from residential property. The ZONING BOARD OF APPEALS finds neither the walls enclosing the patio nor the proposed hedgerow to be sufficient to insulate the noise generated from the tavern use occurring on the patio from the residential use to the south of the subject property. The ZONING BOARD OF APPEALS is particularly troubled that Mr. Sutton believed that he was allowed to play music on the patio. If the special use sought were an enclosed masonry expansion of the tavern (i.e., an actual addition) or if the patio abutted a commercial district to its rear, the ZONING BOARD OF APPEALS might well reach a different conclusion. However, as that is not the case, the ZONING BOARD OF APPEALS finds that the proposed special use will have a significant adverse impact on the general welfare of the neighborhood or community.

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

It is up to the Applicant to prove its case. The Applicant provided no credible evidence to address this criterion. The only evidence the Applicant put forth as to this criterion is in its proposed Findings of Fact, in which it indicated that the tavern is similar in height and bulk to other buildings along 87th Street. However, as the special use is to allow for the tavern to expand by incorporating the patio at the rear of the subject property into the tavern, the Applicant must prove how such expansion is compatible with the character of the surrounding area in terms of site planning and building scale and project design. The Applicant provided no other examples of business along this portion of 87th Street that had outdoor

patios at their rear. Instead, and as can be seen from the photographs, the other businesses along 87th Street conduct their business operations (ingress, egress, parking, etc.) towards 87th Street and have limited operations at their rear. While the Applicant did provide examples of two taverns that had outdoor seating, neither seating arrangement was anything like the Applicant proposed. Indeed, both seating arrangements provided for some sort of overhead noise buffer (either by tent or by roof).

4. *The proposed special use is not compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise and traffic generation.*

As previously mentioned, the current operations of the tavern have yielded complaints regarding trash and parking congestion. It is apparent that the Applicant's established processes toward trash collection are insufficient. If the proposed special use is granted, such issues would exacerbate as the proposed special use would allow the Applicant to increase its occupancy. Again, the ZONING BOARD OF APPEALS does not find credible Mr. Sutton's testimony that there is an agreement with the owner of the adjacent vacant lot for parking. Even if there were such an agreement, it is clear that the arrangement is inadequate, as big events at the tavern have a detrimental effect on parking in the immediate area. Granting the proposed special use, which would increase the tavern's occupancy without providing any solutions to these issues, would worsen the trash and parking situation. Thus, the proposed special use is not compatible with the character of the surrounding area in terms of traffic generation.

In addition, the proposed special use places an outdoor patio a mere 41.5' away from a residence. As mentioned above, the ZONING BOARD OF APPEALS finds neither the walls enclosing the patio nor the proposed hedgerow to be sufficient to insulate the noise generated from the tavern use occurring on the patio from the residential use to the south of the subject property. If the special use sought were an enclosed masonry expansion of the tavern (i.e., an actual addition), or if the patio abutted a commercial district to its rear, the ZONING BOARD OF APPEALS might be compatible with the surrounding area in terms of noise. However, as that is not the case, the ZONING BOARD OF APPEALS finds that propose special use is not compatible with the surrounding area in terms of noise.

5. *The proposed special use is not designed to promote pedestrian safety and comfort.*

In order to provide parking for its patrons, the Applicant relies on limited street parking and an unstriped, vacant lot adjacent to the subject property. The adjacent lot does not belong to the Applicant but the property owner of the lot allows the Applicant to use it. The ZONING BOARD OF APPEALS finds that this current state of operations is untenable, as the potential cancelation of such an agreement can detrimentally affect the immediate area. As the Alderman credibly testified, big events at the tavern increase the number of cars parking within the surrounding neighborhood which causes local residents to park further from their homes. The proposed special use would increase occupancy at the tavern without any consideration for parking in the surrounding neighborhood. Granting the proposed special use will aggravate the parking situation. Granting the proposed special use would also, as mentioned above, exacerbate the trash generated by the tavern. Neither increased parking congestion nor increased trash promote pedestrian safety and comfort.

#### IV. CONCLUSION

For all of these reasons, the ZONING BOARD OF APPEALS finds that the Applicant has not proved its case by evidence, testimony and the entire record, including the Applicant's proposed Findings of Fact, covering the specific criteria for a special use pursuant to Sections 17-13-0905-A Chicago Zoning Ordinance.

The ZONING BOARD OF APPEALS hereby denies the Applicant's application for a special use.

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

APPROVED AS TO SUBSTANCE

By:   
Timothy Knudsen, Chairman

I, Janine Klich-Jensen, staff person for the ZONING BOARD OF APPEALS, certify that I caused this to be placed in the USPS mail at 121 North LaSalle Street, Chicago, IL on 7/19, 2021.

  
Janine Klich-Jensen

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

**APPLICANT:** Krishonna Griffin DBA K Elements  
**APPEARANCE FOR:** Same as Applicant  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 2247 E. 73<sup>rd</sup> Street

**CAL NO.:** 131-21-S

**MINUTES OF MEETING:**  
April 16, 2021

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

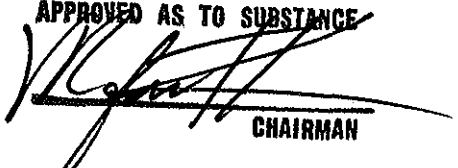
**ACTION OF BOARD – Continued to June 18, 2021**

**THE VOTE**

**MAY 24 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:** La Rouge Salon Corporation Cal. No.132-21-S  
**APPEARANCE FOR:** Same as Applicant **MINUTES OF MEETING:**  
April 16, 2021  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 5448 W. Fullerton Avenue

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

**ACTION OF BOARD – APPLICATION APPROVED**

**THE VOTE**

MAY 24 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		

**THE RESOLUTION:**

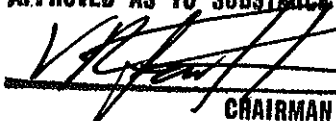
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 16, 2021 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on April 1, 2021; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a hair and 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 5/24, 2021.

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

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

**APPLICANT:** Sunset Woods Development **CAL NO.:** 133-21-Z  
**APPEARANCE FOR:** E. Daniel Box **MINUTES OF MEETING:**  
April 16, 2021  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 1617 W. Irving Park Road

**NATURE OF REQUEST:** Application for a variation to reduce the rear setback on floors containing dwelling units from the required 30' to 10' for a proposed four-story, six dwelling unit building with rear patios, first floor retail and an attached six car garage.

**ACTION OF BOARD - VARIATION GRANTED**

**THE VOTE**

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 April 16, 2021 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on April 1, 2021; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the rear setback on floors containing dwelling units to 10' for a proposed four-story, six dwelling unit building with rear patios, first floor retail and an attached six car garage; the Board finds 1) strict compliance with the regulations and standards of this Zoning ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

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

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I caused this to be placed in the USPS mail at 121 North LaSalle Street, Chicago, IL on 5/24, 2021.

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

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

**APPLICANT:** Kensington Lincoln Park Building, LLC      **CAL NO.:** 134-21-Z  
**APPEARANCE FOR:** E. Daniel Box      **MINUTES OF MEETING:**  
 April 16, 2021  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 2745 N. Lincoln Avenue

**NATURE OF REQUEST:** Application for a variation to eliminate the one required 10' x 25' loading berth for a proposed three-story day care center.

**ACTION OF BOARD - VARIATION GRANTED**

**THE VOTE**

MAY 24 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 April 16, 2021 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on April 1, 2021; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to eliminate the one required 10' x 25' loading berth for a proposed three-story day care center; 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 5/24, 2021.

**APPROVED AS TO SUBSTANCE**

*[Signature]*  
**CHAIRMAN**

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

**APPLICANT:** Board of Education City of Chicago  
**APPEARANCE FOR:** Scott Borstein  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 1840 N. Clark Street

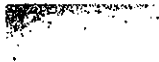
**CAL NO.:** 135-21-S

**MINUTES OF MEETING:**  
April 16, 2021

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

**ACTION OF BOARD – Continued to May 21, 2021**

**THE VOTE**



MAY 24 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:** Board of Education City of Chicago Cal. No.136-21-S  
**APPEARANCE FOR:** Scott Borstein **MINUTES OF MEETING:**  
**APPEARANCE AGAINST:** None April 16, 2021  
**PREMISES AFFECTED:** 610 W. Schubert Avenue

**NATURE OF REQUEST:** Application for a special use to establish a CPS early learning school.

**ACTION OF BOARD – APPLICATION APPROVED**

**THE VOTE**

MAY 24 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:**

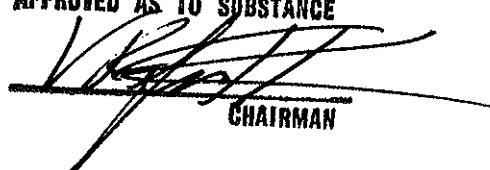
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 16, 2021 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on April 1, 2021; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a CPS early learning school; 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, Board of Education City of Chicago, and the development is consistent with the design and layout of the plans and drawings dated November 23, 2020, prepared by KOO LLC, with Site Plan dated January 22, 2021.

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 5/24, 2021.

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

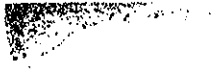
**ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905**

**APPLICANT:** Alma Bautista dba Alma Latina Beauty Salon Cal. No.137-21-S  
**APPEARANCE FOR:** E. Daniel Box **MINUTES OF MEETING:** April 16, 2021  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 7708 A W. Belmont Avenue

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

**ACTION OF BOARD – APPLICATION APPROVED**

**THE VOTE**

  
**MAY 24 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 April 16, 2021 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on April 1, 2021; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a hair and 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 5/24, 2021.

**APPROVED AS TO SUBSTANCE**

  
**CHAIRMAN**

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

**APPLICANT:** AZSPE, Inc. Cal. No.138-21-S

**APPEARANCE FOR:** Sara Barnes (Withdrawn) **MINUTES OF MEETING:**  
April 16, 2021

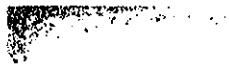
**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 2806 W. 63<sup>rd</sup> Street

**NATURE OF REQUEST:** Application for a special use to expand an existing one-story retail convenience store building with a new two-story addition which will contain 1,720 square feet of retail space and two office units above.

**ACTION OF BOARD – Continued to June 18, 2021**

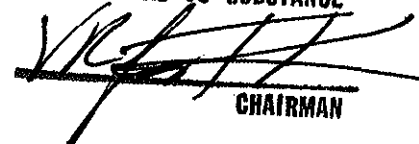
**THE VOTE**

  
**MAY 24 2021**  
**CITY OF CHICAGO**  
**ZONING BOARD OF APPEALS**

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

AFFIRMATIVE	NEGATIVE	ABSENT
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X		

**APPROVED AS TO SUBSTANCE**

  
**CHAIRMAN**

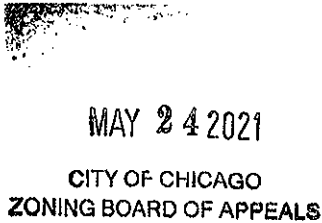
**ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905**

**APPLICANT:** Matt and Piper Dolan **CAL NO.:** 139-21-Z  
**APPEARANCE FOR:** Nicholas Ftikas **MINUTES OF MEETING:**  
April 16, 2021  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 1926 W. Race Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the rear setback from the required 26.65' to 1.5', west side setback from 2' to 0.8', east from 2' to 0.88', combined side yard setback from 4.8' to 1.6' for a proposed catwalk to connect the garage roof deck and the new open porch of the four-story single-family residence.

**ACTION OF BOARD - VARIATION GRANTED**

**THE VOTE**

  
**MAY 24 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		

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 16, 2021 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on April 1, 2021; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the rear setback to 1.5', west side setback to 0.8', east to 0.88', combined side yard setback to 1.6' for a proposed catwalk to connect the garage roof deck and the new open porch of the four-story single-family residence; an additional variation was granted to the subject property in Cal. No. 140-21-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 5/24, 2021.

**APPROVED AS TO SUBSTANCE**

  
**CHAIRMAN**



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

**APPLICANT:** Matt and Piper Dolan **CAL NO.:** 140-21-Z  
**APPEARANCE FOR:** Nicholas Ftikas **MINUTES OF MEETING:**  
April 16, 2021  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 1926 W. Race Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the required rear yard open space from the required 137.1 square feet to zero for a proposed rear one-story addition and rear open porch to the existing four-story, single family residence. A fourth-floor addition will also be erected.

**ACTION OF BOARD - VARIATION GRANTED**

**THE VOTE**

MAY 24 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 April 16, 2021 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on April 1, 2021; and

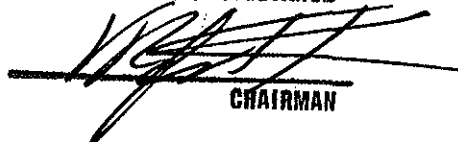
WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the required rear yard open space to zero for a proposed rear one-story addition and rear open porch to the existing four-story, single family residence. A fourth-floor addition will also be erected; an additional variation was granted to the subject property in Cal. No. 139-21-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 5/24, 2021.

**APPROVED AS TO SUBSTANCE**

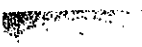
  
 CHAIRMAN

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

**APPLICANT:** Belmont Real Estate, Inc. Cal. No.141-21-S  
**APPEARANCE FOR:** Nicholas Ftikas **MINUTES OF MEETING:**  
April 16, 2021  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 3200 N. Harlem Avenue

**NATURE OF REQUEST:** Application for a special use to establish a gas station and a one-story accessory retail convenience store and car wash building.

**ACTION OF BOARD – APPLICATION APPROVED**

  
**MAY 24 2021**  
 CITY OF CHICAGO  
 ZONING BOARD OF APPEALS

**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 April 16, 2021 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on April 1, 2021; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a gas station and a one-story accessory retail convenience store and car wash building; two variations were also granted to the subject property in Cal. Nos. 187-21-Z and 188-21-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, Belmont Real Estate, Inc.; (2) the development is consistent with the design and layout of the plans and drawings dated April 13, 2021, prepared by Lucid Engineering Services Group, LLC., with elevations dated April 15, 2021; and (3) the flood lights are removed from the north and west building facades, adjacent to the residential uses

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 5/24, 2021.

**APPROVED AS TO SUBSTANCE**

  
**CHAIRMAN**

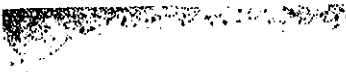
**ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905**

**APPLICANT:** Granat's First Count, Inc. Cal. No.142-21-S  
**APPEARANCE FOR:** Nicholas Ftikas **MINUTES OF MEETING:**  
April 16, 2021  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 6843 W. Archer Avenue

**NATURE OF REQUEST:** Application for a special use to expand an existing special use with the construction of a rear attached one story addition and one-story addition to the existing tavern.

**ACTION OF BOARD – APPLICATION APPROVED**

**THE VOTE**

  
**MAY 24 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 April 16, 2021 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on April 1, 2021; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to expand an existing special use with the construction of a rear attached one story addition and one-story addition to the existing tavern; an additional special use was approved for the subject property in Cal. No. 143-21-S; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all 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, Granat's First Count, Inc.; (2) the development is consistent with the design and layout of the plans and drawings dated April 18, 2020, prepared by Richard Thomas Architects; and (3) the applicant utilize fully shielded, cut-off lighting fixtures on the roof top patio.

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 5/24, 2021.

**APPROVED AS TO SUBSTANCE**

  
**CHAIRMAN**

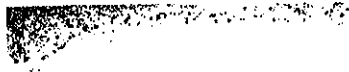
**ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905**

**APPLICANT:** Granat's First Count, Inc. Cal. No.143-21-S  
**APPEARANCE FOR:** Nicholas Ftikas **MINUTES OF MEETING:**  
 April 16, 2021  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 6843 W. Archer Avenue

**NATURE OF REQUEST:** Application for a special use to establish an outdoor rooftop patio deck to allow the expansion of the existing tavern.

**ACTION OF BOARD – APPLICATION APPROVED**

**THE VOTE**



MAY 24 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 April 16, 2021 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on April 1, 2021; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish an outdoor rooftop patio deck to allow the expansion of the existing tavern; an additional special use was approved for the subject property in Cal. No. 142-21-S; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all 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, Granat's First Count, Inc.; (2) the development is consistent with the design and layout of the plans and drawings dated April 18, 2020, prepared by Richard Thomas Architects; and (3) the applicant utilize fully shielded, cut-off lighting fixtures on the roof top patio.

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 5/24, 2021.

**APPROVED AS TO SUBSTANCE**

**CHAIRMAN**

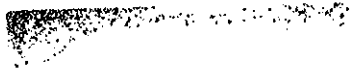
**ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905**

**APPLICANT:** 115 Halsted Properties, LLC Cal. No.144-21-S  
**APPEARANCE FOR:** Nicholas Ftikas **MINUTES OF MEETING:**  
 April 16, 2021  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 11500 S. Halsted Street

**NATURE OF REQUEST:** Application for a special use to establish a car wash and retail store addition to an existing gas station.

**ACTION OF BOARD – APPLICATION APPROVED**

**THE VOTE**



**MAY 24 2021**  
 CITY OF CHICAGO  
 ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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X		
		X

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 16, 2021 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on April 1, 2021; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a car wash and retail store addition to an existing gas station; 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, 115 Halsted Properties, LLC, and the development is consistent with the design and layout of the plans and drawings dated April 15, 2021, prepared by Axios Architects and Consultants.

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I caused this to be placed in the USPS mail at 121 North LaSalle Street, Chicago, IL on 5/24, 2021.

**APPROVED AS TO SUBSTANCE**

**CHAIRMAN**

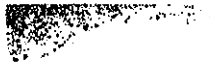
**ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905**

**APPLICANT:** L3 1020 Randolph, LLC **CAL NO.:** 145-21-Z  
**APPEARANCE FOR:** Emily Fiore **MINUTES OF MEETING:**  
April 16, 2021  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 1016\*-24 W. Randolph Street / 147-55 N. Carpenter Street

**NATURE OF REQUEST:** Application for a variation to eliminate the one required 10' x 25' loading berth for a proposed six-story building with ground floor retail and office use above.

**ACTION OF BOARD - VARIATION GRANTED**

**THE VOTE**

  
**MAY 24 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 April 16, 2021 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on April 1, 2021; and

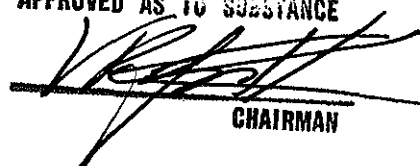
WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to eliminate the one required 10' x 25' loading berth for a proposed six-story building with ground floor retail and office use above; 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 5/24, 2021.

\*Amended at hearing

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

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

**APPLICANT:** Pashupati Nath **CAL NO.:** 146-21-Z  
**APPEARANCE FOR:** Sabrina Herrell **MINUTES OF MEETING:**  
April 16, 2021  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 2655 W. Maypole Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the east side setback from 2' to zero (west to be 3.92'), combined side setback from 4' to 3.92' for a proposed two-story single- family residence, 5'\* iron and 6'\* high wood fence and two parking spaces.

**ACTION OF BOARD - VARIATION GRANTED**

**THE VOTE**

MAY 24 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 April 16, 2021 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on April 1, 2021; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the east side setback to zero (west to be 3.92'), combined side setback to 3.92' for a proposed two-story single- family residence, 5'\* iron and 6'\* high wood fence and two parking space; an additional variation was granted to the subject property in Cal. No. 147-21-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 5/24, 2021.

\*Amended at hearing

**APPROVED AS TO SUBSTANCE**

  
**CHAIRMAN**

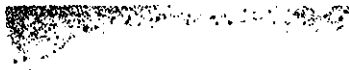
**ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905**

**APPLICANT:** Pashupati Nath **CAL NO.:** 147-21-Z  
**APPEARANCE FOR:** Sabrina Herrell **MINUTES OF MEETING:**  
April 16, 2021  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 2655 W. Maypole Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the rear yard open space from the required 127 square feet to zero for a proposed two-story, single family residence with 5'\* iron and 6'\* high wooden fence and two parking spaces.

**ACTION OF BOARD - VARIATION GRANTED**

**THE VOTE**



**MAY 24 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		

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 16, 2021 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on April 1, 2021; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the rear yard open space to zero for a proposed two-story, single family residence with 5'\* iron and 6'\* high wooden fence and two parking space; an additional variation was granted to the subject property in Cal. No. 146-21-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 5/24, 2021.

\*Amended at hearing

**APPROVED AS TO SUBSTANCE**

  
**CHAIRMAN**



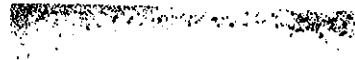
**ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905**

**APPLICANT:** 3055 Lawndale, LLC **CAL NO.:** 148-21-Z  
**APPEARANCE FOR:** Mark Kupiec **MINUTES OF MEETING:**  
April 16, 2021  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 3653 W. Barry Avenue / 3057 N. Lawndale Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the minimum lot area from the required 8,000 square feet to 7,902.06 for a proposed four-story, eight dwelling unit building with detached eight car garage.

**ACTION OF BOARD - VARIATION GRANTED**

**THE VOTE**

  
**MAY 24 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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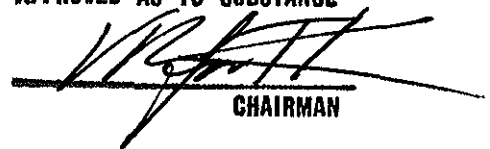
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 16, 2021 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on April 1, 2021; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the minimum lot area to 7,902.06 for a proposed four-story, eight dwelling unit building with detached eight car garage; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

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

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I caused this to be placed in the USPS mail at 121 North LaSalle Street, Chicago, IL on 5/24, 2021.

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

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

**APPLICANT:** Marine Drive Business, Inc. Cal. No.149-21-S

**APPEARANCE FOR:** Mark Kupiec **MINUTES OF MEETING:**

April 16, 2021

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 755 W. Lawrence Avenue

**NATURE OF REQUEST:** Application for a special use to establish a gas station with accessory retail and office space in a new two-story building.

**ACTION OF BOARD – Continued to June 18, 2021**

**THE VOTE**

**MAY 24 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:** Marine Drive Business, Inc. Cal. No.150-21-Z  
**APPEARANCE FOR:** Mark Kupiec **MINUTES OF MEETING:**  
**APPEARANCE AGAINST:** None April 16, 2021  
**PREMISES AFFECTED:** 755 W. Lawrence Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the minimum lot area from the required 20,000 square feet to 16,961 square feet for a proposed gas station with accessory retail and office space within a new two-story building.

**ACTION OF BOARD – Continued to June 18, 2021**

**THE VOTE**

**MAY 24 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		

**APPROVED AS TO SUBSTANCE**

  
**CHAIRMAN**

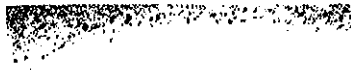
**ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905**

**APPLICANT:** MVR Properties, LLC **CAL NO.:** 151-21-S  
**APPEARANCE FOR:** Mark Kupiec **MINUTES OF MEETING:**  
April 16, 2021  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 2215-17 W. Chicago Avenue

**NATURE OF REQUEST:** Application for a special use to expand an existing first floor residential use down to the basement and to infill building light wells within an existing three-story, twelve dwelling unit building with basement.

**ACTION OF BOARD – APPLICATION APPROVED**

**THE VOTE**

  
**MAY 24 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 April 16, 2021 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on April 1, 2021; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to expand an existing first floor residential use down to the basement and to infill building light wells within an existing three-story, twelve dwelling unit building with basement; 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 development is consistent with the design and layout of the plans and drawings dated December 20, 2020, prepared by Hanna Architects.

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I caused this to be placed in the USPS mail at 121 North LaSalle Street, Chicago, IL on 5/24, 2021.

**APPROVED AS TO SUBSTANCE**

  
**CHAIRMAN**

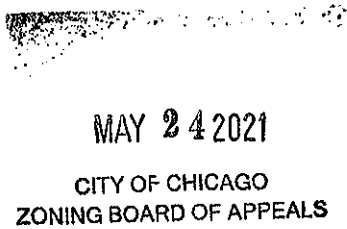
**ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905**

**APPLICANT:** The Catholic Bishop of Chicago **CAL NO.:** 152-21-Z  
**APPEARANCE FOR:** Mark Kupiec **MINUTES OF MEETING:**  
 April 16, 2021  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 4637-41 N. Ashland Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the south\* side set back from the required 5' to 0.5', north from 5' to 3.7', combined side setback from 10' to 4.2', rear setback from 50' to zero for the existing school building at 4641 N. Ashland Avenue in order to subdivide the existing zoning lot into two new zoning lots. The existing four-story school building will remain.

**ACTION OF BOARD - VARIATION GRANTED**

**THE VOTE**

  
**MAY 24 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 April 16, 2021 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on April 1, 2021; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the south\* side set back to 0.5', north from 5' to 3.7', combined side setback to 4.2', rear setback to zero for the existing school building at 4641 N. Ashland Avenue in order to subdivide the existing zoning lot into two new zoning lots. The existing four-story school building will remain; 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 5/24, 2021.

**APPROVED AS TO SUBSTANCE**

  
**CHAIRMAN**

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

**APPLICANT:** 4637 Ashland, LLC

**CAL NO.:** 153-21-Z

**APPEARANCE FOR:** Mark Kupiec

**MINUTES OF MEETING:**  
April 16, 2021

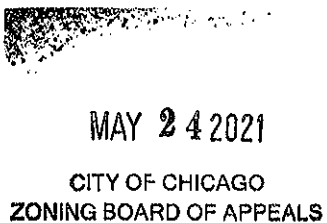
**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 4637 N. Ashland Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the rear setback from 48' to 38.22' for a proposed fourth story addition to the existing three-story convent to be converted to fourteen dwelling units with new second and third story side additions over three open parking spaces at the ground floor new open balconies on the south side and rear and new rear eight car on- site parking lot.

**ACTION OF BOARD - VARIATION GRANTED**

**THE VOTE**



MAY 24 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		

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 16, 2021 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on April 1, 2021; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the rear setback to 38.22' for a proposed fourth story addition to the existing three-story convent to be converted to fourteen dwelling units with new second and third story side additions over three open parking spaces at the ground floor new open balconies on the south side and rear and new rear eight car on- site parking lot; three additional variations were granted to the subject property in Cal. Nos. 154-21-Z, 155-21-Z, and 156-21-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 5/24, 2021.

**APPROVED AS TO SUBSTANCE**



**CHAIRMAN**

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

**APPLICANT:** 4637 Ashland, LLC

**CAL NO.:** 154-21-Z

**APPEARANCE FOR:** Mark Kupiec

**MINUTES OF MEETING:**

April 16, 2021

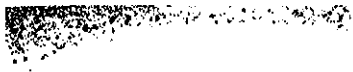
**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 4637 N. Ashland Avenue

**NATURE OF REQUEST:** Application for a variation to increase the allowable height from the maximum 38' to 41.75' for a proposed fourth story addition to the existing three-story convent building that will be converted to fourteen dwelling units with new second and third story side additions over three open parking spaces at the ground floor new open balconies on the south side and rear and new rear eight car on-site parking lot.

**ACTION OF BOARD - VARIATION GRANTED**

**THE VOTE**



**MAY 24 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 April 16, 2021 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on April 1, 2021; and

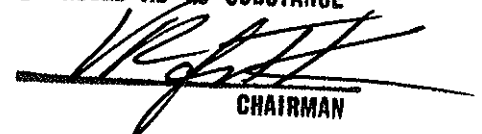
WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to increase the allowable height to 41.75' for a proposed fourth story addition to the existing three-story convent building that will be converted to fourteen dwelling units with new second and third story side additions over three open parking spaces at the ground floor new open balconies on the south side and rear and new rear eight car on-site parking lot; three additional variations were granted to the subject property in Cal. Nos. 153-21-Z, 155-21-Z, and 156-21-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 5/24, 2021.  
Page 26 of 79

**APPROVED AS TO SUBSTANCE**

  
**CHAIRMAN**

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

**APPLICANT:** 4637 Ashland, LLC

**CAL NO.:** 155-21-Z

**APPEARANCE FOR:** Mark Kupiec

**MINUTES OF MEETING:**  
April 16, 2021

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 4637 N. Ashland Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the rear yard open space from the required 913.12 square feet to zero for a proposed fourth story addition to the existing three-story convent building that will be converted to fourteen dwelling units with new second and third story side additions over three open parking spaces at the ground floor new open balconies on the south side and rear and new rear eight car on-site parking lot.

**ACTION OF BOARD - VARIATION GRANTED**

**THE VOTE**

**MAY 24 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 April 16, 2021 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on April 1, 2021; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the rear yard open space to zero for a proposed fourth story addition to the existing three-story convent building that will be converted to fourteen dwelling units with new second and third story side additions over three open parking spaces at the ground floor new open balconies on the south side and rear and new rear eight car on-site parking lot; three additional variations were granted to the subject property in Cal. Nos. 153-21-Z, 154-21-Z, and 156-21-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 5/24, 2021.

APPROVED AS TO SUBSTANCE

*[Signature]*  
CHAIRMAN



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

**APPLICANT:** 4637 Ashland, LLC **CAL NO.:** 156-21-Z  
**APPEARANCE FOR:** Mark Kupiec **MINUTES OF MEETING:**  
April 16, 2021  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 4637 N. Ashland Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the required on-site accessory parking spaces from the required fourteen to eleven to permit four-story addition to the existing three-story convent building to be converted to fourteen dwelling units with new second and third story side additions over three open parking spaces at the ground floor new open balconies on the south side and rear and new rear eight car on- site parking lot.

**ACTION OF BOARD - VARIATION GRANTED**

**THE VOTE**

MAY 24 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 April 16, 2021 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on April 1, 2021; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the required on-site accessory parking spaces to eleven to permit four-story addition to the existing three-story convent building to be converted to fourteen dwelling units with new second and third story side additions over three open parking spaces at the ground floor new open balconies on the south side and rear and new rear eight car on- site parking lot; three additional variations were granted to the subject property in Cal. Nos. 153-21-Z, 154-21-Z, and 155-21-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 5/24, 2021.

APPROVED AS TO SUBSTANCE

  
 CHAIRMAN

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

**APPLICANT:** Five Thirty One Partners, LLC **CAL NO.:** 157-21-S  
**APPEARANCE FOR:** Thomas Moore **MINUTES OF MEETING:**  
 April 16, 2021  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 6700-20 W. North Avenue

**NATURE OF REQUEST:** Application for a special use to convert a portion of the existing ground floor and the entire second story to residential use and the construction of a new third story residential addition over an existing two-story with basement building for forty-two new dwelling units and existing vacant ground floor financial service use.

**ACTION OF BOARD – APPLICATION APPROVED**

**THE VOTE**

**MAY 24 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		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 16, 2021 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on April 1, 2021; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to convert a portion of the existing ground floor and the entire second story to residential use and the construction of a new third story residential addition over an existing two-story with basement building for forty-two new dwelling units and existing vacant ground floor financial service use; a variation was also granted to the subject property in Cal. No. 158-21-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 the development is consistent with the design and layout of the plans and drawings dated March 29, 2021, prepared by Axios Architects.

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I caused this to be placed in the USPS mail at 121 North LaSalle Street, Chicago, IL on 5/24, 2021.

**APPROVED AS TO SUBSTANCE**

  
**CHAIRMAN**

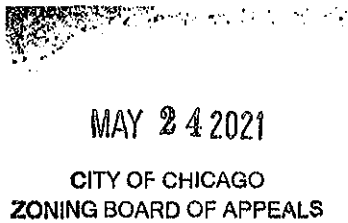
**ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905**

**APPLICANT:** Five Thirty One partners, LLC **CAL NO.:** 158-21-Z  
**APPEARANCE FOR:** Thomas Moore **MINUTES OF MEETING:**  
April 16, 2021  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 6700-20 W. North Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the off-street loading zone requirement from one loading zone to zero for the conversion of a portion of the existing ground floor and the entire second story to residential use and the construction of a new third story residential addition over an existing two-story with basement building for forty-two new dwelling units and existing vacant ground floor financial service use.

**ACTION OF BOARD - VARIATION GRANTED**

**THE VOTE**

  
**MAY 24 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		

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 16, 2021 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on April 1, 2021; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the off-street loading zone requirement to zero for the conversion of a portion of the existing ground floor and the entire second story to residential use and the construction of a new third story residential addition over an existing two-story with basement building for forty-two new dwelling units and existing vacant ground floor financial service use; a special use was also granted to the subject property in Cal. No. 157-21-S; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

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

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I caused this to be placed in the USPS mail at 121 North LaSalle Street, Chicago, IL on 5/24, 2021.  
 Page 30 of 79

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

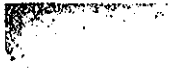
**ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905**

**APPLICANT:** WPA 13, LLC **CAL NO.:** 159-21-Z  
**APPEARANCE FOR:** Thomas Moore **MINUTES OF MEETING:**  
April 16, 2021  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 1162 N. Milwaukee Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the rear setback from the required 30' to zero for a proposed four-story, fourteen dwelling unit residential building. This is a transit served location.

**ACTION OF BOARD - VARIATION GRANTED**

**THE VOTE**

  
**MAY 24 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 April 16, 2021 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on April 1, 2021; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the rear setback to zero for a proposed four-story, fourteen dwelling unit residential building. This is a transit served location; an additional variation was granted to the subject property in Cal. No. 160-21-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 5/24, 2021.

**APPROVED AS TO SUBSTANCE**

  
**CHAIRMAN**

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

**APPLICANT:** WPA 13, LLC **CAL NO.:** 160-21-Z  
**APPEARANCE FOR:** Thomas Moore **MINUTES OF MEETING:**  
April 16, 2021  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 1162 N. Milwaukee Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the minimum lot area from the required 3,600 square feet to 3,284.5 square feet for a proposed four-story fourteen dwelling unit building. This is a transit served location.

**ACTION OF BOARD - VARIATION GRANTED**

**THE VOTE**

MAY 24 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 April 16, 2021 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on April 1, 2021; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the minimum lot area to 3,284.5 square feet for a proposed four-story fourteen dwelling unit building. This is a transit served location; an additional variation was granted to the subject property in Cal. No. 159-21-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 5/24, 2021.

**APPROVED AS TO SUBSTANCE**

  
**CHAIRMAN**

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

**APPLICANT:** Fairley, Inc.

**CAL NO.:** 161-21-S

**APPEARANCE FOR:** Thomas Moore

**MINUTES OF MEETING:**  
April 16, 2021

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 1834 W. Balmoral Avenue

**NATURE OF REQUEST:** Application for a special use to expand a health club by 9,270 square feet in an existing one-story commercial building.

**ACTION OF BOARD – APPLICATION APPROVED**

**THE VOTE**

**MAY 24 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		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 16, 2021 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on April 1, 2021; and

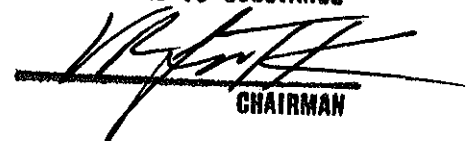
WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to expand a health club by 9,270 square feet in an existing one-story commercial building; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all 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, Fairley, Inc. and the development is consistent with the design and layout of the plans and drawings dated April 14, 2021, prepared by Owen Davis.

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 5/24, 2021.

**APPROVED AS TO SUBSTANCE**

  
**CHAIRMAN**

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

**APPLICANT:** Jennifer and George Wilson **CAL NO.:** 162-21-Z  
**APPEARANCE FOR:** Thomas Moore **MINUTES OF MEETING:**  
April 16, 2021  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 1932 N. Sedgwick Street

**NATURE OF REQUEST:** Application for a variation to reduce the north side setback 2' to 0.5', south side setback to 1.96', combined side setback from 4.8' to 2.46' the rear setback from 36.9' to 30.58' for a proposed rear one-story addition to the existing three-story, two dwelling unit building.

**ACTION OF BOARD - VARIATION GRANTED**

**THE VOTE**

MAY 24 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 April 16, 2021 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on April 1, 2021; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the north side setback 2' to 0.5', south side setback to 1.96', combined side setback to 2.46' the rear setback to 30.58' for a proposed rear one-story addition to the 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 5/24, 2021.

**APPROVED AS TO SUBSTANCE**

*[Signature]*  
**CHAIRMAN**

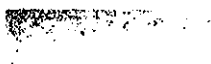
**ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905**

**APPLICANT:** Edward Bucher **CAL NO.:** 163-21-Z  
**APPEARANCE FOR:** Thomas Moore **MINUTES OF MEETING:**  
April 16, 2021  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 2135 W. Cortland Avenue

**NATURE OF REQUEST:** Application for a variation to relocate the required 225 square feet of rear yard open to a deck or patio more than feet above grade for a proposed two car garage with roof top deck with pergola one-story open roof deck access stair accessory to an existing two-story single-family residence.

**ACTION OF BOARD - VARIATION GRANTED**

**THE VOTE**

  
**MAY 24 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 April 16, 2021 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on April 1, 2021; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to relocate the required 225 square feet of rear yard open to a deck or patio more than feet above grade for a proposed two car garage with roof top deck with pergola one-story open roof deck access stair accessory to an 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 5/24, 2021.

**APPROVED AS TO SUBSTANCE**

  
**CHAIRMAN**



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

**APPLICANT:** Aaron Lee Burns & Jennifer Lynn Santelli-Burns

**CAL NO.:** 164-21-Z

**APPEARANCE FOR:** Thomas Moore

**MINUTES OF MEETING:**  
April 16, 2021

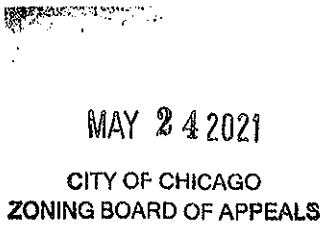
**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 2137 W. Cortland Avenue

**NATURE OF REQUEST:** Application for a variation to relocate the required 225 square feet of rear yard open space to be located on a proposed garage roof deck with roof top pergola and one-story open roof deck access stair accessory to an existing two-story single-family residence.

**ACTION OF BOARD - VARIATION GRANTED**

**THE VOTE**

  
**MAY 24 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 April 16, 2021 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on April 1, 2021; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to relocate the required 225 square feet of rear yard open space to be located on a proposed garage roof deck with roof top pergola and one-story open roof deck access stair accessory to an 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 5/24, 2021.

**APPROVED AS TO SUBSTANCE**

  
**CHAIRMAN**

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

**APPLICANT:** Julia and Philip Gold **CAL NO.:** 165-21-Z  
**APPEARANCE FOR:** Thomas Moore **MINUTES OF MEETING:**  
April 16, 2021  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 2139 W. Cortland Avenue

**NATURE OF REQUEST:** Application for a variation to relocate the required 225 square feet of rear yard open space to a proposed garage roof deck with roof top pergola and one-story open roof deck access stair to an existing two-story single-family residence.

**ACTION OF BOARD - VARIATION GRANTED**

**THE VOTE**

MAY 24 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 April 16, 2021 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on April 1, 2021; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to relocate the required 225 square feet of rear yard open space to a proposed garage roof deck with roof top pergola and one-story open roof deck access stair to an 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 5/24, 2021.

**APPROVED AS TO SUBSTANCE**

  
**CHAIRMAN**

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

**APPLICANT:** Amio & Dan Nardi **CAL NO.:** 166-21-Z  
**APPEARANCE FOR:** Thomas Moore **MINUTES OF MEETING:**  
**APPEARANCE AGAINST:** None April 16, 2021  
**PREMISES AFFECTED:** 2141 W. Cortland Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the rear setback from 28' to 22' for a proposed two car garage with roof deck and top pergola with trellis screen, one -story open roof deck access stair and new rear one story open deck at an existing two-story single-family residence.

**ACTION OF BOARD - VARIATION WITHDRAWN**

**THE VOTE**

**MAY 24 2021**  
CITY OF CHICAGO  
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
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**APPROVED AS TO SUBSTANCE**

  
**CHAIRMAN**

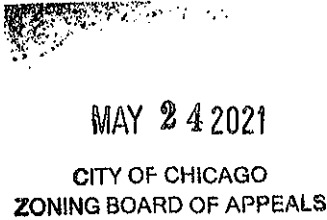
**ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905**

**APPLICANT:** Ami & Dan Nardi **CAL NO.:** 167-21-Z  
**APPEARANCE FOR:** Thomas Moore **MINUTES OF MEETING:**  
April 16, 2021  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 2141 W. Cortland Avenue

**NATURE OF REQUEST:** Application for a variation to relocate the required 225 square feet of rear yard open space to proposed garage roof deck with roof top pergola with trellis screen, new one-story open roof deck access stair and new rear one story open deck at an existing two-story single-family residence.

**ACTION OF BOARD - VARIATION GRANTED**

**THE VOTE**

  
**MAY 24 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		

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 16, 2021 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on April 1, 2021; and


WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to relocate the required 225 square feet of rear yard open space to proposed garage roof deck with roof top pergola with trellis screen, new one-story open roof deck access stair and new rear one story open deck at an 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 5/24, 2021.

**APPROVED AS TO SUBSTANCE**

  
**CHAIRMAN**

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

**APPLICANT:** Nataliya Mamchur **CAL NO.:** 168-21-Z  
**APPEARANCE FOR:** Thomas Moore **MINUTES OF MEETING:**  
April 16, 2021  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 2544 W. Haddon Avenue

**NATURE OF REQUEST:** Application for a variation to increase the floor area ratio from 2,208 to 2,484 square feet for a proposed rear addition, front / rear porch replacement, two-car garage with roof top deck, internal renovations to the existing three-story, three dwelling unit building per plans.

**ACTION OF BOARD - VARIATION GRANTED**

**THE VOTE**

MAY 24 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 April 16, 2021 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on April 1, 2021; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to increase the floor area ratio to 2,484 square feet for a proposed rear addition, front / rear porch replacement, two-car garage with roof top deck, internal renovations to the existing three-story, three dwelling unit building per plans; three additional variations were granted to the subject property in Cal. Nos. 169-21-Z, 170-21-Z, and 171-21-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 5/24, 2021.

**APPROVED AS TO SUBSTANCE**

  
**CHAIRMAN**

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

**APPLICANT:** Nataliya Mamchur **CAL NO.:** 169-21-Z  
**APPEARANCE FOR:** Thomas Moore **MINUTES OF MEETING:**  
April 16, 2021  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 2544 W. Haddon Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the rear setback from the required 24.225' to 5' for a proposed rear addition, front / rear porch replacement, two-car garage with roof top deck and internal renovations for the existing three-story, three dwelling unit building per plans.

**ACTION OF BOARD - VARIATION GRANTED**

**THE VOTE**

MAY 24 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 April 16, 2021 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on April 1, 2021; and


WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the rear setback to 5' for a proposed rear addition, front / rear porch replacement, two-car garage with roof top deck and internal renovations for the existing three-story, three dwelling unit building per plans; three additional variations were granted to the subject property in Cal. Nos. 168-21-Z, 170-21-Z, and 171-21-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 5/24, 2021.

APPROVED AS TO SUBSTANCE

  
 CHAIRMAN

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

**APPLICANT:** Nataliya Mamchur **CAL NO.:** 170-21-Z  
**APPEARANCE FOR:** Thomas Moore **MINUTES OF MEETING:**  
April 16, 2021  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 2544 W. Haddon Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the rear yard open space from the required 520 square feet to zero for a proposed rear addition, front/rear porch replacement, two-car garage with roof top deck and internal renovations for the existing three-story, three dwelling unit building per plans.

**ACTION OF BOARD - VARIATION GRANTED**

**THE VOTE**

MAY 24 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 April 16, 2021 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on April 1, 2021; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the rear yard open space to zero for a proposed rear addition, front/rear porch replacement, two-car garage with roof top deck and internal renovations for the existing three-story, three dwelling unit building per plans; three additional variations were granted to the subject property in Cal. Nos. 168-21-Z, 169-21-Z, and 171-21-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 5/24, 2021.

**APPROVED AS TO SUBSTANCE**

  
**CHAIRMAN**

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

**APPLICANT:** Nataliya Mamchur **CAL NO.:** 171-21-Z  
**APPEARANCE FOR:** Thomas Moore **MINUTES OF MEETING:**  
April 16, 2021  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 2544 W. Haddon Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the number of required parking spaces from three spaces to two for a proposed rear addition, front / rear porch replacement, two-car garage with roof top deck and internal renovations for the existing three-story, three dwelling unit building per plans.

**ACTION OF BOARD - VARIATION GRANTED**

**THE VOTE**

	AFFIRMATIVE	NEGATIVE	ABSENT
TIMOTHY R. KNUDSEN	X		
ZURICH ESPOSITO	X		
BRIAN H. SANCHEZ	X		
JOLENE SAUL	X		
SAM TOIA	X		

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 16, 2021 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on April 1, 2021; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the number of required parking spaces to two for a proposed rear addition, front / rear porch replacement, two-car garage with roof top deck and internal renovations for the existing three-story, three dwelling unit building per plans; three additional variations were granted to the subject property in Cal. Nos. 168-21-Z, 169-21-Z, and 170-21-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 5/24, 2021.

**APPROVED AS TO SUBSTANCE**

  
**CHAIRMAN**




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

**APPLICANT:** Jeffrey Suzuki & Kristin Haanefeld **CAL NO.:** 172-21-Z  
**APPEARANCE FOR:** Thomas Moore **MINUTES OF MEETING:** April 16, 2021  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 1910 W. Wabansia Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the west setback from the required 2' to 0.06', east setback from 2' to 1.39', combined side setback from 4.84' to 1.45', rear setback from 22.4' to zero, setback from front building line from 20' to 13.98' for a proposed attached two-car garage with roof deck and new roof above, a roof top stairway enclosure and new parapets above the existing building walls for the existing two-story single-family residence.

**ACTION OF BOARD - VARIATION GRANTED**

**THE VOTE**



MAY 24 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		

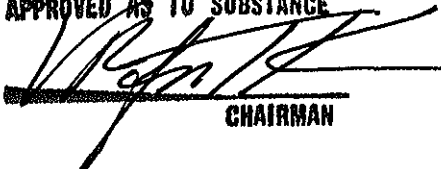
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 16, 2021 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on April 1, 2021; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the west setback to 0.06', east setback to 1.39', combined side setback to 1.45', rear setback to zero, setback from front building line to 13.98' for a proposed attached two-car garage with roof deck and new roof above, a roof top stairway enclosure and new parapets above the existing building walls for the existing two-story single-family residence; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

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

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I caused this to be placed in the USPS mail at 121 North LaSalle Street, Chicago, IL on 5/24, 2021.

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

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

**APPLICANT:** 7292 W. Devon, LLC

**CAL NO.:** 173-21-Z

**APPEARANCE FOR:** Thomas Moore

**MINUTES OF MEETING:**  
April 16, 2021

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 1317 W. Carmen Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the minimum lot area from the required 6,000 square feet to 5,440 square feet for a proposed third story addition and a new rear porch with third story patio above an existing two-story, five-dwelling unit building to be converted to a six-dwelling unit building.

**ACTION OF BOARD - VARIATION GRANTED**

**THE VOTE**

  
MAY 24 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 April 16, 2021 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on April 1, 2021; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the minimum lot area to 5,440 square feet for a proposed third story addition and a new rear porch with third story patio above an existing two-story, five-dwelling unit building to be converted to a six-dwelling unit building; two additional variations were granted to the subject property in Cal. Nos. 174-21-Z and 175-21-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 5/24, 2021.

APPROVED AS TO SUBSTANCE

  
CHAIRMAN

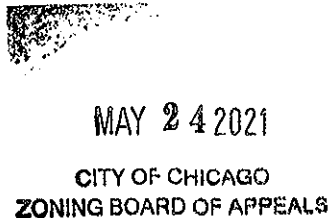
**ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905**

**APPLICANT:** 7292 W. Devon, LLC **CAL NO.:** 174-21-Z  
**APPEARANCE FOR:** Thomas Moore **MINUTES OF MEETING:**  
April 16, 2021  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 1317 W. Carmen Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the rear setback from the required 40.8' to 23.13', combined side setback from 8' to 7.5' (west to be 3.25', east to be 4.25') for a proposed third story addition and a new rear porch with third story patio above an existing two-story, five dwelling unit building to be converted to a six-dwelling unit building.

**ACTION OF BOARD - VARIATION GRANTED**

**THE VOTE**

  
**MAY 24 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 April 16, 2021 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on April 1, 2021; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the rear setback to 23.13', combined side setback to 7.5' (west to be 3.25', east to be 4.25') for a proposed third story addition and a new rear porch with third story patio above an existing two-story, five dwelling unit building to be converted to a six-dwelling unit building; two additional variations were granted to the subject property in Cal. Nos. 173-21-Z and 175-21-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 5/24, 2021.

**APPROVED AS TO SUBSTANCE**

  
**CHAIRMAN**

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

**APPLICANT:** 7292 W. Devon, LLC **CAL NO.:** 175-21-Z  
**APPEARANCE FOR:** Thomas Moore **MINUTES OF MEETING:**  
April 16, 2021  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 1317 W. Carmen Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the rear yard open space from the required 390 square feet to zero for a proposed third story addition and new rear porch with a third story patio above an existing two-story five dwelling unit building to be converted to a six-dwelling unit building.

**ACTION OF BOARD - VARIATION GRANTED**

**THE VOTE**

MAY 24 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 April 16, 2021 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on April 1, 2021; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the rear yard open space to zero for a proposed third story addition and new rear porch with a third story patio above an existing two-story five dwelling unit building to be converted to a six-dwelling unit building; two additional variations were granted to the subject property in Cal. Nos. 173-21-Z and 174-21-Z; the Board finds 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 5/24, 2021.

**APPROVED AS TO SUBSTANCE**

  
**CHAIRMAN**

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

**APPLICANT:** Lglamour, Inc. **CAL NO.:** 176-21-S  
**APPEARANCE FOR:** Thomas Moore **MINUTES OF MEETING:**  
April 16, 2021  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 4907 W. Fullerton Avenue  
**NATURE OF REQUEST:** Application for a special use to establish a hair salon.

**ACTION OF BOARD – APPLICATION APPROVED**

**THE VOTE**

  
 MAY 24 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 April 16, 2021 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on April 1, 2021; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a hair salon; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all 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 5/24, 2021.

**APPROVED AS TO SUBSTANCE**

  
**CHAIRMAN**

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

APPLICANT: Hoang Gia, Inc. dba Mini Nails

CAL NO.: 177-21-S

APPEARANCE FOR: Thomas Moore

MINUTES OF MEETING:  
April 16, 2021

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3174 N. Broadway

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 April 16, 2021 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on April 1, 2021; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a 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 5/24, 2021.

**APPROVED AS TO SUBSTANCE**

  
**CHAIRMAN**

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

**APPLICANT:** The Longford Group, LLC

**CAL NO.:** 178-21-S

**APPEARANCE FOR:** Thomas Moore

**MINUTES OF MEETING:**  
April 16, 2021

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 2004 W. Addison Street

**NATURE OF REQUEST:** Application for a special use to establish residential use below the second floor for a proposed four-story, six dwelling unit building with roof top stair enclosures with deck and detached six-car garage with a connecting bridge access from the building to the garage.

**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 April 16, 2021 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on April 1, 2021; and

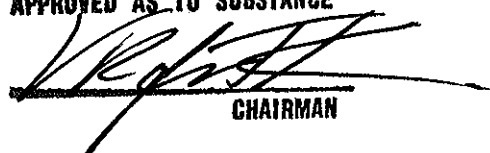
WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish residential use below the second floor for a proposed four-story, six dwelling unit building with roof top stair enclosures with deck and detached six-car garage with a connecting bridge access from the building to the garage; two variations were also granted to the subject property in Cal. Nos. 179-21-Z and 180-21-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 the development is consistent with the design and layout of the plans and drawings dated March 29, 2021, prepared by Stoneberg + Gross Architects.

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I caused this to be placed in the USPS mail at 121 North LaSalle Street, Chicago, IL on 6/24, 2021.

**APPROVED AS TO SUBSTANCE**

  
**CHAIRMAN**

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

**APPLICANT:** The Longford Group, LLC **CAL NO.:** 179-21-Z  
**APPEARANCE FOR:** Thomas Moore **MINUTES OF MEETING:**  
April 16, 2021  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 2004 W. Addison Street

**NATURE OF REQUEST:** Application for a variation to reduce the rear setback from 30' to 2' and to reduce the abutting R district west side setback from 2' to zero for a proposed four-story, six dwelling unit building with roof top stair enclosures with deck and six-car garage with a connecting bridge access from the building to the garage roof deck.

**ACTION OF BOARD - VARIATION GRANTED**

**THE VOTE**

MAY 24 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 April 16, 2021 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on April 1, 2021; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the rear setback to 2' and to reduce the abutting R district west side setback to zero for a proposed four-story, six dwelling unit building with roof top stair enclosures with deck and six-car garage with a connecting bridge access from the building to the garage roof deck; a special use and an additional variation were also granted to the subject property in Cal. Nos. 178-21-S and 179-21-Z; the Board finds 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 5/24, 2021.

**APPROVED AS TO SUBSTANCE**

  
**CHAIRMAN**



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

**APPLICANT:** The Longford Group, LLC **CAL NO.:** 180-21-Z  
**APPEARANCE FOR:** Thomas Moore **MINUTES OF MEETING:**  
April 16, 2021  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 2004 W. Addison Street

**NATURE OF REQUEST:** Application for a variation to increase the height from the maximum 45' to 47'- 1 1/2" for a proposed four-story, six dwelling unit building with roof top enclosures with deck and six car detached garage connecting bridge access from the building to the garage roof deck.

**ACTION OF BOARD - VARIATION GRANTED**

**THE VOTE**

  
**MAY 24 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 April 16, 2021 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on April 1, 2021; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to increase the height to 47'- 1 1/2" for a proposed four-story, six dwelling unit building with roof top enclosures with deck and six car detached garage connecting bridge access from the building to the garage roof deck; a special use and an additional variation were also granted to the subject property in Cal. Nos. 178-21-S and 179-21-Z; the Board finds 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 5/24, 2021.

**APPROVED AS TO SUBSTANCE**

  
**CHAIRMAN**

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

**APPLICANT:** CAC Development, LLC **CAL NO.:** 181-21-Z  
**APPEARANCE FOR:** Thomas Moore **MINUTES OF MEETING:**  
April 16, 2021  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 3411 S. Prairie Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the front setback from the required 13.85' to 12.75', combined side setbacks to zero for a two-story single-family residence with a rear patio and detached garage.

**ACTION OF BOARD - VARIATION GRANTED**

**THE VOTE**

  
**MAY 24 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 April 16, 2021 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on April 1, 2021; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the front setback to 12.75', combined side setbacks to zero for a two-story single-family residence with a rear patio and detached garage; the Board finds 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 5/24, 2021.

**APPROVED AS TO SUBSTANCE**

  
**CHAIRMAN**

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

**APPLICANT:** Khodabhai Patel / Karan 7 Inc. **CAL NO.:** 182-21-S

**APPEARANCE FOR:** John Pikarski **MINUTES OF MEETING:**  
April 16, 2021

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 3402 W. Fullerton Avenue

**NATURE OF REQUEST:** Application for a special use to establish a liquor store.

**ACTION OF BOARD – APPLICATION APPROVED**

**THE VOTE**

	AFFIRMATIVE	NEGATIVE	ABSENT
TIMOTHY R. KNUDSEN	X		
ZURICH ESPOSITO	X		
BRIAN H. SANCHEZ	X		
JOLENE SAUL	X		
SAM TOIA	X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 16, 2021 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on April 1, 2021; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a liquor store; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all 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, Khodabhai Patel / Karan 7 Inc., and the development is consistent with the design and layout of the plans and drawings dated February 2, 2021, prepared by Khodabhai Patel.

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 5/24, 2021.

**APPROVED AS TO SUBSTANCE**

  
**CHAIRMAN**

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

**APPLICANT:** Exquisite Concepts Meeting Event Center

**CAL NO.:** 183-21-Z

**APPEARANCE FOR:** Lewis Powell III

**MINUTES OF MEETING:**  
April 16, 2021

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 9001 S. Halsted Street

**NATURE OF REQUEST:** Application for a variation to establish a public place of amusement license for a proposed banquet hall (medium venue) which is located within 125' of a residential district.

**ACTION OF BOARD – Continued to June 18, 2021**

**THE VOTE**

**MAY 24 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:** Zachary McMains **CAL NO.:** 184-21-Z  
**APPEARANCE FOR:** Caryn Shaw **MINUTES OF MEETING:**  
April 16, 2021  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 1881 N. Leavitt Street

**NATURE OF REQUEST:** Application for a variation to increase the floor area from 2,142 square feet which has been in existence for more than fifty years to 2,382 square feet for a proposed two-story rear addition and a side stair to the existing two-story, single family residence.

**ACTION OF BOARD - VARIATION GRANTED**

**THE VOTE**

MAY 24 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 April 16, 2021 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on April 1, 2021; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to increase the floor area to 2,382 square feet for a proposed two-story rear addition and a side stair to the existing two-story, single family residence; an additional variation was granted to the subject property in Cal. No. 185-21-Z; the Board finds 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 5/24, 2021.

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

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

**APPLICANT:** Zachary McMains

**CAL NO.:** 185-21-Z

**APPEARANCE FOR:** Caryn Shaw

**MINUTES OF MEETING:**  
April 16, 2021

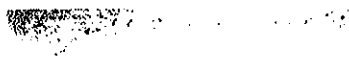
**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 1881 N. Leavitt Street

**NATURE OF REQUEST:** Application for a variation to reduce the north side setback from the required 2' to zero (south to be zero), combined side yard setback from 3.6' to zero for a proposed two-story rear addition and side stair to an existing two-story single-family residence.

**ACTION OF BOARD - VARIATION GRANTED**

**THE VOTE**

  
**MAY 24 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 April 16, 2021 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on April 1, 2021; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the north side setback to zero (south to be zero), combined side yard setback to zero for a proposed two-story rear addition and side stair to an existing two-story single-family residence; an additional variation was granted to the subject property in Cal. No. 184-21-Z; the Board finds 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 5/24, 2021.

**APPROVED AS TO SUBSTANCE**

  
**CHAIRMAN**

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

**APPLICANT:** Chicago 3333 Lincoln, LLC **CAL NO.:** 186-21-Z  
**APPEARANCE FOR:** Patrick Turner **MINUTES OF MEETING:**  
April 16, 2021  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 3333 N. Lincoln Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the rear setback (Marshfield Avenue) from 30' to 0.67' for a three and four-story additions with a roof top stairway enclosure to the existing three-story multi-use building (retail and residential). The existing two dwelling unit building will be converted to an eight-dwelling unit building. This is a transit served location.

**ACTION OF BOARD - VARIATION GRANTED**

**THE VOTE**

MAY 24 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 April 16, 2021 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on April 1, 2021; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the rear setback (Marshfield Avenue) to 0.67' for a three and four-story additions with a roof top stairway enclosure to the existing three-story multi-use building (retail and residential). The existing two dwelling unit building will be converted to an eight-dwelling unit building. This is a transit served location; the Board finds 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 5/24, 2021.

**APPROVED AS TO SUBSTANCE**

  
**CHAIRMAN**

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

**APPLICANT:** Belmont Real Estate, Inc. **CAL NO.:** 187-21-Z  
**APPEARANCE FOR:** Nicholas Ftikas **MINUTES OF MEETING:**  
 April 16, 2021  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 3200 N. Harlem Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the lot area from the required 20,000 square feet to 18,650 square feet for a proposed gas station with retail use and new accessory.

**ACTION OF BOARD - VARIATION GRANTED**

**THE VOTE**

**MAY 24 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 April 16, 2021 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on April 1, 2021; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the lot area to 18,650 square feet for a proposed gas station with retail use and new accessory to reduce the north side setback to zero (south to be zero), combined side yard setback to zero for a proposed two-story rear addition and side stair to an existing two-story single-family residence; a special use and an additional variation were granted to the subject property in Cal. Nos. 141-21-S and 188-21-Z; the Board finds 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 5/24, 2021.

**APPROVED AS TO SUBSTANCE**

  
**CHAIRMAN**



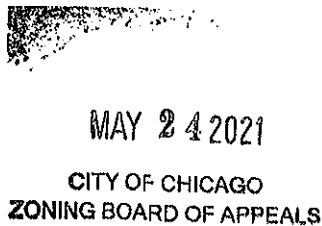
**ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905**

**APPLICANT:** Belmont Real Estate, Inc. **CAL NO.:** 188-21-Z  
**APPEARANCE FOR:** Nicholas Ftikas **MINUTES OF MEETING:**  
 April 16, 2021  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 3200 N. Harlem Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the reversed corner setback from 7.29' to 3.92' and to reduce the rear setback which abuts an RT-4 district from 4' to 1.58' for a proposed gas station with retail use and new accessory car wash.

**ACTION OF BOARD - VARIATION GRANTED**

**THE VOTE**

  
 MAY 24 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 April 16, 2021 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on April 1, 2021; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the reversed corner setback to 3.92' and to reduce the rear setback which abuts an RT-4 district to 1.58' for a proposed gas station with retail use and new accessory car wash; a special use and an additional variation were granted to the subject property in Cal. Nos. 141-21-S and 187-21-Z; the Board finds 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 5/24, 2021.

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

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

**APPLICANT:** Mi Canchita Indoor Field, LLC **CAL NO.:** 343-20-S  
**APPEARANCE FOR:** Mark Kupiec **MINUTES OF MEETING:**  
April 16, 2021  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 7625 S. Kedzie Avenue

**NATURE OF REQUEST:** Application for a special use to establish a sports and recreation, participation use within an existing one-story building with new on-site parking areas.

**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 April 16, 2021 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on April 1, 2021; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a sports and recreation, participation use within an existing one-story building with new on-site parking areas; a variation was also granted to the subject property in Cal. No. 344-20-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 the special use is issued solely to the applicant, Mi Canchita Indoor Field, LLC, and the development is consistent with the design and layout of the plans and drawings dated April 13, 2021, prepared by Natalie Regan, Architect/Engineer.

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 5/24, 2021.

**APPROVED AS TO SUBSTANCE**

  
**CHAIRMAN**

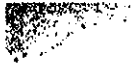
**ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905**

**APPLICANT:** Mi Canchita Indoor Field, LLC **CAL NO.:** 344-20-Z  
**APPEARANCE FOR:** Mark Kupiec **MINUTES OF MEETING:**  
April 16, 2021  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 7625 S. Kedzie Avenue

**NATURE OF REQUEST:** Application for a variation to eliminate the one required loading berth for a proposed Sports and Recreation participant use in an existing one-story building with new on-site parking areas.

**ACTION OF BOARD - VARIATION GRANTED**

**THE VOTE**



MAY 24 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 April 16, 2021 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on April 1, 2021; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to eliminate the one required loading berth for a proposed Sports and Recreation participant use in an existing one-story building with new on-site parking areas; a special use was approved for the subject property in Cal. No. 343-21S; the Board finds 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 5/24, 2021.

**APPROVED AS TO SUBSTANCE**

*[Handwritten Signature]*  
**CHAIRMAN**

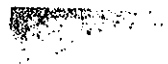
**ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905**

**APPLICANT:** Fuzzy Urban Tails, LLC **CAL NO.:** 420-20-S  
**APPEARANCE FOR:** Paul Kolpak **MINUTES OF MEETING:**  
April 16, 2021  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 2608 W. Fullerton Avenue

**NATURE OF REQUEST:** Application for a special use to establish a dog boarding kennel and daycare.

**ACTION OF BOARD – Continued to May 21, 2021**

**THE VOTE**

  
**MAY 24 2021**  
 CITY OF CHICAGO  
 ZONING BOARD OF APPEALS

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

APPIRMATIVE	NEGATIVE	ADSENT
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:** Nimi Abraham

**CAL NO.:** 437-20-S

**APPEARANCE FOR:** John Pikarski

**MINUTES OF MEETING:**  
April 16, 2021

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 6411 N. Northwest Highway

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

**ACTION OF BOARD – WITHDRAWN**

**THE VOTE**

MAY 24 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:** Nimi Abraham

**CAL NO.:** 438-20-Z

**APPEARANCE FOR:** John Pikarski

**MINUTES OF MEETING:**  
April 16, 2021

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 6411 N. Northwest Highway

**NATURE OF REQUEST:** Application for a variation to reduce the minimum lot area from the required 20,000 square feet to 17,120 square feet for a proposed gas station with a one-story accessory convenience store.

**ACTION OF BOARD – WITHDRAWN**

**THE VOTE**

MAY 24 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:** Govind Associates, LLC **CAL NO.:** 33-21-S  
**APPEARANCE FOR:** Paul Kolpak **MINUTES OF MEETING:**  
**APPEARANCE AGAINST:** None April 16, 2021  
**PREMISES AFFECTED:** 3501-05 W. Roosevelt / 1200-14 S. St. Louis Avenue

**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 – Continued to June 18, 2021**

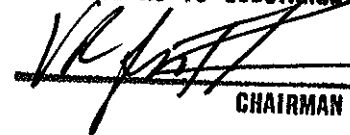
**THE VOTE**

MAY 24 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:** Canna B Growth, LLC

**CAL NO.:** 37-21-S

**APPEARANCE FOR:** Charlotte Huffman

**MINUTES OF MEETING:**  
April 16, 2021

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 4411 W. Carroll Street

**NATURE OF REQUEST:** Application for a special use to establish a cannabis craft grow facility.

**ACTION OF BOARD – Continued to June 18, 2021**

**THE VOTE**

**MAY 24 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:** Canna B Growth, LLC

**CAL NO.:** 38-21-S

**APPEARANCE FOR:** Charlotte Huffman

**MINUTES OF MEETING:**  
April 16, 2021

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 4411 W. Carroll Street

**NATURE OF REQUEST:** Application for a special use to establish a cannabis processor facility.

**ACTION OF BOARD – Continued to June 18, 2021**

**THE VOTE**

MAY 24 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:** Al-Rahman Business Inc. **CAL NO.:** 46-21-S  
**APPEARANCE FOR:** Same as Applicant **MINUTES OF MEETING:**  
 April 16, 2021  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 7201 N. Clark Street

**NATURE OF REQUEST:** Application for a special use to expand an existing 536.4333 square foot retail building with a 1,089.38 square foot addition to the retail building for an existing gas station.

**ACTION OF BOARD – WITHDRAWN**

**THE VOTE**

**MAY 24 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**

*[Handwritten Signature]*  
**CHAIRMAN**

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

**APPLICANT:** Chi Partners, LLC 2711 Washtenaw Series **CAL NO.:** 68-21-Z

**APPEARANCE FOR:** Paul Kolpak **MINUTES OF MEETING:**  
April 16, 2021

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 2711 N. Washtenaw Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the minimum lot area from the required 4,000 square feet to 3,893 square feet for a proposed addition of a fourth dwelling unit to an existing three-story, three dwelling unit building.

**ACTION OF BOARD – Continued to June 18, 2021**

**THE VOTE**

MAY 24 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**

*[Handwritten Signature]*  
**CHAIRMAN**

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

**APPLICANT:** Chi Partners, LLC 2711 Washtenaw Series

**CAL NO.:** 69-21-Z

**APPEARANCE FOR:** Paul Kolpak

**MINUTES OF MEETING:**  
April 16, 2021

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 2711 N. Washtenaw Avenue

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

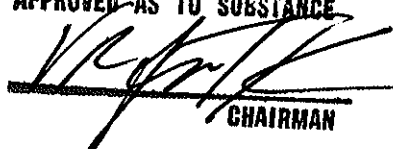
**ACTION OF BOARD – Continued to June 18, 2021**

**THE VOTE**

MAY 24 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:** CS One Real Estate Inc.

**CAL NO.:** 114-21-S

**APPEARANCE FOR:** Nicholas Ftikas

**MINUTES OF MEETING:**  
April 16, 2021

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 3947 S. Kedzie Avenue

**NATURE OF REQUEST:** Application for a special use to establish a one-story addition onto an existing one-story retail building located on a lot that contains an existing three pump gas station.

**ACTION OF BOARD – APPLICATION APPROVED**

**THE VOTE**

**MAY 24 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 April 16, 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-story addition onto an existing one-story retail building located on a lot that contains an existing three pump gas station; 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, CS One Real Estate Inc., and the development is consistent with the design and layout of the plans and drawings dated April 15, 2021, prepared by Guider Group LLC, and Landscape plan dated April 12, 2021, prepared by Hitchcock Design 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 5/24/21

**APPROVED AS TO SUBSTANCE**

  
**CHAIRMAN**

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

**APPLICANT:** CIBC Bank USA **CAL NO.:** 127-21-S  
**APPEARANCE FOR:** Michael G. Yip **MINUTES OF MEETING:**  
April 16, 2021  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 3040 W. 111<sup>th</sup> Street

**NATURE OF REQUEST:** Application for a special use to expand an existing bank with drive through facility by adding an ATM with drive through facility.

**THE VOTE**

  
**MAY 24 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 April 16, 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 expand an existing bank with drive through facility by adding an ATM with drive through 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): provided the special use is issued solely to the applicant, CIBC Bank USA, and the development is consistent with the design and layout of the site plan dated December 27, 2020, prepared by DBSI Incorporated, and Landscape Plan, dated April 6, 2021, prepared by Christopher B. Burke, Engineering.

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 5/24/21.

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