

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

MINUTES OF MEETING:

June 16, 2023

Cal. No. 167-22-S

The Applicant 3440 Broadway, LLC presented a written request for an extension of time in which to establish a seven-story hotel with a maximum of one hundred seventy-six rooms, sixty parking spaces and ground floor retail use at the subject property 3440 N. Broadway. The special use was approved on May 20, 2022 in Cal. No. 167-22-S.

The Applicant's representative, Katriina S. McGuire stated that the Applicant has been unable to secure financing for the development of the Property as a hotel. This request for an extension is necessary to obtain financing and ensures that the subsequent permit submittal and review process remains timely.

Acting Chairman Sanchez moved the request be granted and the time for obtaining the necessary permits be extended to June 23, 2024.

THE VOTE

BRIAN SANCHEZ
ANGELA BROOKS
ZURICH ESPOSITO
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

ZBA

JUL 24 2023

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

APPROVED AS TO SUBSTANCE
Brian Sanchez
CHAIRMAN

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

APPLICANT: 4644 Inc. **Cal. No.:** 162-23-Z
APPEARANCE FOR: Same as Applicant **MINUTES OF MEETING:**
June 16, 2023
APPEARANCE AGAINST: None
PREMISES AFFECTED: 4644 N. Central Avenue

NATURE OF REQUEST: Application for a variation to expand an existing non-conforming tavern use to include retail food service on the ground floor of an existing two-story building.

ACTION OF BOARD - VARIATION GRANTED

ZBA

JUL 24 2023

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANGELA BROOKS
ZURICH ESPOSITO
SAM TOIA

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
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 June 16, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on June 1, 2023; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to expand an existing non-conforming tavern use to include retail food service on the ground floor of an existing two-story building; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

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

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 7/24, 2023.



APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Phantom Troupe Tattoos, LLC Cal. No.163-23-S

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

June 16, 2023

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1734 W. 18th Street

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

ACTION OF BOARD – APPLICATION APPROVED

ZBA

JUL 24 2023

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

THE VOTE

BRIAN SANCHEZ
ANGELA BROOKS
ZURICH ESPOSITO
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
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 June 16, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on June 1, 2023; and

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

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

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 7/24, 2023

APPROVED AS TO SUBSTANCE
Brian Sanchez
CHAIRMAN

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

APPLICANT: Jesse Sykes

Cal. No.: 164-23-Z

APPEARANCE FOR: Thomas Moore

MINUTES OF MEETING:
June 16, 2023

APPEARANCE AGAINST: None

PREMISES AFFECTED: 7828 S. Colfax Avenue

NATURE OF REQUEST: Application for a variation to reduce the lot area per unit from the required 1,000 square feet to 931.88 square feet to convert and existing three-story, three dwelling unit building to a four dwelling unit building.

ACTION OF BOARD - VARIATION GRANTED

THE VOTE

JUL 24 2023
CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANGELA BROOKS
ZURICH ESPOSITO
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
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 June 16, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on June 1, 2023; 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 per unit to 931.88 square feet to convert and existing three-story, three dwelling unit building to a four dwelling unit building; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

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

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 7/24, 2023.

APPROVED AS TO SUBSTANCE
Brian Sanchez
CHAIRMAN

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

APPLICANT: Nisha Patel/Nisha Beauty Inc. Cal. No.165-23-S

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

June 16, 2023

APPEARANCE AGAINST: None

PREMISES AFFECTED: 4058 W. Lawrence Avenue

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

ACTION OF BOARD – APPLICATION APPROVED

ZBA

JUL 24 2023

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

THE VOTE

BRIAN SANCHEZ
ANGELA BROOKS
ZURICH ESPOSITO
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
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 June 16, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on June 1, 2023; 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 has offered that the use complies with all the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 7/24, 2023.

APPROVED AS TO SUBSTANCE
Janine Klich-Jensen
CHAIRMAN

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

APPLICANT: David Olivertia and Su Bermingham **Cal. No.:** 166-23-Z
APPEARANCE FOR: Frederick Agustin **MINUTES OF MEETING**
 June 16, 2023
APPEARANCE AGAINST: None
PREMISES AFFECTED: 3646 N. Magnolia Avenue

NATURE OF REQUEST: Application for a variation to increase the existing floor area from 6,003 square feet to 6,223 square feet for a proposed rear three-story addition to the existing three-story, two dwelling unit building.

ACTION OF BOARD - VARIATION GRANTED

ZBA

THE VOTE

JUL 24 2023
 CITY OF CHICAGO
 ZONING BOARD
 OF APPEALS

BRIAN SANCHEZ
 ANGELA BROOKS
 ZURICH ESPOSITO
 SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
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 June 16, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on June 1, 2023; 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 existing floor area to 6,223 square feet for a proposed rear three-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 addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 7/24, 2023.

APPROVED AS TO SUBSTANCE

Janine Klich-Jensen
CHAIRMAN

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

APPLICANT: Glory Spa Corp./Enkhjargal Sanjaasuren Cal. No.167-23-S

APPEARANCE FOR: Peter Lee

MINUTES OF MEETING:
June 16, 2023

APPEARANCE AGAINST: None

PREMISES AFFECTED: 5528 N. Milwaukee Avenue

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

ACTION OF BOARD – APPLICATION APPROVED

ZBA

JUL 24 2023
CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANGELA BROOKS
ZURICH ESPOSITO
SAM TOIA

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
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 June 16, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on June 1, 2023; and


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

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s) provided: (1) the special use is issued solely to the applicant, Glory Spa Corp./ Enkhjargal Sanjaasuren; (2) the establishment maintains clear non-reflective windows on the street-facing building facade, which shall not painted over, darkened or obstructed in any way, so that the reception and waiting area is visible from the street; and (3) prior to issuance of business license and certificate of occupancy, the required ornamental fence has been installed around the existing parking lot, in accordance with Sec. 17-11-0202-C, to bring the site into compliance with the Landscape Ordinance.

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 7/24, 2023.



APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Dan Simon

Cal. No.: 168-23-Z

APPEARANCE FOR: Thomas Moore

MINUTES OF MEETING
June 16, 2023

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1254 W. Wellington Avenue

NATURE OF REQUEST: Application for a variation to reduce the rear setback from the required 34.72' to 23', for a proposed two-story garage with a coach house to serve an existing two-story, single-family residence.

ACTION OF BOARD - VARIATION GRANTED

ZBA

THE VOTE

JUL 24 2023

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ANGELA BROOKS
ZURICH ESPOSITO
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
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 June 16, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on June 1, 2023; 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', for a proposed two-story garage with a coach house to serve 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):

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APPROVED AS TO SUBSTANCE

Brian Sanchez
CHAIRMAN

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

APPLICANT: Theta Tattoo, LLC Cal. No.169-23-S

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

June 16, 2023

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1626 W. Morse, 1st Flr.

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

ACTION OF BOARD – APPLICATION APPROVED

ZBA

JUL 24 2023

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ANGELA BROOKS
ZURICH ESPOSITO
SAM TOIA

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
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 June 16, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on June 1, 2023; and

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

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

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 7/24, 2023.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Russell Hughes

Cal. No.: 170-23-Z

APPEARANCE FOR: Thomas Moore

MINUTES OF MEETING
June 16, 2023

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3852 N. Janssen Avenue

NATURE OF REQUEST: Application for a variation to reduce the north side setback from the required from 2.4' to zero (south to be 3.26'), combined side yard setback from 6' to 3.26' to allow a rear open access stair, open spiral stair, and pergola to the existing one and three-story, two dwelling unit building.

ACTION OF BOARD - VARIATION GRANTED

ZBA

THE VOTE

JUL 24 2023
CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANGELA BROOKS
ZURICH ESPOSITO
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
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 June 16, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on June 1, 2023; 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 3.26'), combined side yard setback to 3.26' to allow a rear open access stair, open spiral stair, and pergola to the existing one and 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 addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 7/24, 2023.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Gretchen A. Steele & James Christopher Wate **Cal. No.:** 171-23-Z
APPEARANCE FOR: Thomas Moore **MINUTES OF MEETING**
APPEARANCE AGAINST: None June 16, 2023
PREMISES AFFECTED: 2230 N. Central Park Avenue

NATURE OF REQUEST: Application for a variation to reduce the north side setback from the required 2.4' to 1.17'; (south to be 3.41') combined side yard setback from 6' to 4.58' for a proposed three-story south end addition and a three-story rear west addition with new rear open deck and balcony above to an existing three-story, single-family residence.

ACTION OF BOARD - VARIATION GRANTED

ZBA

THE VOTE

JUL 24 2023
 CITY OF CHICAGO
 ZONING BOARD
 OF APPEALS

BRIAN SANCHEZ
 ANGELA BROOKS
 ZURICH ESPOSITO
 SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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 June 16, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on June 1, 2023; 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 1.17'; (south to be 3.41') combined side yard setback to 4.58' for a proposed three-story south end addition and a three-story rear west addition with new rear open deck and balcony above to an existing three-story, single-family residence; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

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

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 7/24, 2023.



APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Superior Club, Inc. dba B'Z Sports Bar and Grill **Cal. No.:** 172-23-Z

APPEARANCE FOR: Nicholas Ftikas

MINUTES OF MEETING
June 16, 2023

APPEARANCE AGAINST: None

PREMISES AFFECTED: 12001-03 S. Halsted Street

NATURE OF REQUEST: Application for a variation to establish a public place of amusement license for the proposed event space which is located within 125' of a residential district.

ACTION OF BOARD - VARIATION GRANTED

ZBA

THE VOTE

JUL 24 2023
CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANGELA BROOKS
ZURICH ESPOSITO
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
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 June 16, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on June 1, 2023; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to establish a public place of amusement license for the proposed event space which is located within 125' of a residential district; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

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

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 7/24, 2023.

APPROVED AS TO SUBSTANCE
Brian Sanchez
CHAIRMAN

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

APPLICANT: Vikas Wadhwa

Cal. No.: 173-23-Z

APPEARANCE FOR: Nicholas Ftikas

MINUTES OF MEETING
June 16, 2023

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1875 N. Bissell Street

NATURE OF REQUEST: Application for a variation to increase the floor area ratio from the existing 3,693 square feet to 3,913 square feet for a proposed third floor addition to the existing two-story, two dwelling unit building.

ACTION OF BOARD - VARIATION GRANTED

ZBA

THE VOTE

JUL 24 2023

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ANGELA BROOKS
ZURICH ESPOSITO
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
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 June 16, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on June 1, 2023; 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 3,913 square feet for a proposed third floor addition to the existing two-story, two dwelling unit building; an additional variation was granted to the subject property in Cal. No. 174-23-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):

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APPROVED AS TO SUBSTANCE
Brian Sanchez
CHAIRMAN

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

APPLICANT: Vikas Wadhwa

Cal. No.: 174-23-Z

APPEARANCE FOR: Nicholas Ftikas

MINUTES OF MEETING

June 16, 2023

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1875 N. Bissell Street

NATURE OF REQUEST: Application for a variation to reduce the south side setback from the required 2.41' to zero for a proposed third floor addition to the existing two-story, two dwelling unit building.

ACTION OF BOARD - VARIATION GRANTED

ZBA

THE VOTE

JUL 24 2023
CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANGELA BROOKS
ZURICH ESPOSITO
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
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 June 16, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on June 1, 2023; 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 setback to zero for a proposed third floor addition to the existing two-story, two dwelling unit building; an additional variation was granted to the subject property in Cal. No: 173-23-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.

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APPROVED AS TO SUBSTANCE

Brian Sanchez
CHAIRMAN

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

APPLICANT: Michael and Genevieve D'Aquila **Cal. No.:** 175-23-Z
APPEARANCE FOR: Nicholas Ftikas **MINUTES OF MEETING**
APPEARANCE AGAINST: None June 16, 2023
PREMISES AFFECTED: 1863 W. Race Avenue

NATURE OF REQUEST: Application for a variation to increase the maximum building height from 35' to 36.5' for a proposed three-story, single-family residence with an attached two-car garage.

ACTION OF BOARD - VARIATION GRANTED

ZBA

THE VOTE

JUL 24 2023
 CITY OF CHICAGO
 ZONING BOARD
 OF APPEALS

BRIAN SANCHEZ
 ANGELA BROOKS
 ZURICH ESPOSITO
 SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

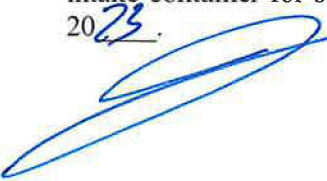
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 16, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on June 1, 2023; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to increase the maximum building height to 36.5' for a proposed three-story, single-family residence with an attached two-car garage; two additional variations were also granted to the subject property in Cal. Nos. 176-23-Z and 177-23-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

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

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 7/24, 2023.



APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Michael and Genevieve D'Aquila **Cal. No.:** 176-23-Z
APPEARANCE FOR: Nicholas Ftikas **MINUTES OF MEETING**
 June 16, 2023
APPEARANCE AGAINST: None
PREMISES AFFECTED: 1863 W. Race Avenue

NATURE OF REQUEST: Application for a variation to reduce the east side setback from the required 3.84' to zero, (west to be 4.83') combined side yard setback from 9.6' to 4.83', rear setback from 30' to 8' for a proposed three-story, single-family residence with first floor open deck and an attached two car garage.

ACTION OF BOARD - VARIATION GRANTED

ZBA

THE VOTE

JUL 24 2023
 CITY OF CHICAGO
 ZONING BOARD
 OF APPEALS

BRIAN SANCHEZ
 ANGELA BROOKS
 ZURICH ESPOSITO
 SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
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 June 16, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on June 1, 2023; 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 4.83') combined side yard setback to 4.83', rear setback to 8' for a proposed three-story, single-family residence with first floor open deck and an attached two car garage; two additional variations were also granted to the subject property in Cal. Nos. 175-23-Z and 177-23-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.

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APPROVED AS TO SUBSTANCE

Janine Klich-Jensen
CHAIRMAN

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

APPLICANT: Michael and Genevieve D'Aquila **Cal. No.:** 177-23-Z
APPEARANCE FOR: Nicholas Ftikas **MINUTES OF MEETING**
 June 16, 2023
APPEARANCE AGAINST: None
PREMISES AFFECTED: 1863 W. Race Avenue

NATURE OF REQUEST: Application for a variation to relocate rear yard open space of 280.8 square feet to an accessory building roof top deck for a proposed three-story, single-family residence and an attached two car garage with a roof top garage with a rooftop access stair on the west elevation.

ACTION OF BOARD - VARIATION GRANTED

ZBA

THE VOTE

JUL 24 2023

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANGELA BROOKS
ZURICH ESPOSITO
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
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 June 16, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on June 1, 2023; 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 rear yard open space of 280.8 square feet to an accessory building roof top deck for a proposed three-story, single-family residence and an attached two car garage with a roof top garage with a rooftop access stair on the west elevation; two additional variations were also granted to the subject property in Cal. Nos. 175-23-Z and 176-23-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

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APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: East Douglas Partners, LLC

Cal. No.: 178-23-Z

APPEARANCE FOR: Nicholas Ftikas

MINUTES OF MEETING
June 16, 2023

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1356 S. Fairfield Avenue

NATURE OF REQUEST: Application for a variation to reduce the minimum lot area from the required 3,000 square feet to 2,951 square feet for a proposed three-story, three dwelling unit building.

ACTION OF BOARD - VARIATION GRANTED

ZBA

THE VOTE

JUL 24 2023
CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANGELA BROOKS
ZURICH ESPOSITO
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
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 June 16, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on June 1, 2023; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the minimum lot area to 2,951 square feet for a proposed three-story, three dwelling unit building; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

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

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APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: East Douglas Partners, LLC

Cal. No.: 179-23-Z

APPEARANCE FOR: Nicholas Ftikas

MINUTES OF MEETING
June 16, 2023

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1358 S. Fairfield Avenue

NATURE OF REQUEST: Application for a variation to reduce the minimum lot area from the required 3,000 square feet to 2,951 square feet for a proposed three-story, three dwelling unit building.

ACTION OF BOARD - VARIATION GRANTED

ZBA

THE VOTE

JUL 24 2023

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ANGELA BROOKS
ZURICH ESPOSITO
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
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 June 16, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on June 1, 2023; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the minimum lot area to 2,951 square feet for a proposed three-story, three dwelling unit building; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

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

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APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Branch House, LLC

Cal. No.180-23-S

APPEARANCE FOR: Lewis Powell

MINUTES OF MEETING:
December 15, 2023

APPEARANCE AGAINST: None

PREMISES AFFECTED: 12124 S. Normal Avenue

NATURE OF REQUEST: Application for a special use to establish a transitional residence which is located within an RS-3 residential district.

ACTION OF BOARD – APPLICATION WITHDRAWN

ZBA


THE VOTE

JAN 22 2024

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ZURICH ESPOSITO
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Second Unitarian Church **Cal. No.:** 181-23-Z
APPEARANCE FOR: Paul Schadle **MINUTES OF MEETING**
June 16, 2023
APPEARANCE AGAINST: None
PREMISES AFFECTED: 656 W. Barry Avenue

NATURE OF REQUEST: Application for a variation to reduce the east side setback from the required 5' to 3.17' (west to be 1'), combined side yard setback from 10' to 4.17', rear side yard setback 47.88' to 19.36' for a proposed rear two-story elevator enclosure and a new secondary stairs on the east side with a new attached ADA accessible ramp to serve an existing religious assembly.

ACTION OF BOARD - VARIATION GRANTED

ZBA

THE VOTE

JUL 24 2023
 CITY OF CHICAGO
 ZONING BOARD
 OF APPEALS

BRIAN SANCHEZ
 ANGELA BROOKS
 ZURICH ESPOSITO
 SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
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 June 16, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on June 1, 2023; 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 3.17' (west to be 1'), combined side yard setback to 4.17', rear side yard setback 47.88' to 19.36' for a proposed rear two-story elevator enclosure and a new secondary stairs on the east side with a new attached ADA accessible ramp to serve an existing religious assembly; 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.

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APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Irving Oakley, LLC **Cal. No.:** 182-23-Z
APPEARANCE FOR: Katriina McGuire **MINUTES OF MEETING**
June 16, 2023
APPEARANCE AGAINST: None
PREMISES AFFECTED: 4009 N. Oakley Avenue

NATURE OF REQUEST: Application for a variation to reduce the rear setback on floors containing dwelling units from the required 30' to 16' for a proposed five-story, thirty-eight dwelling unit building with nineteen parking spaces and ground floor office use.

ACTION OF BOARD - VARIATION GRANTED

ZBA

THE VOTE

JUL 24 2023
CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
 ANGELA BROOKS
 ZURICH ESPOSITO
 SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

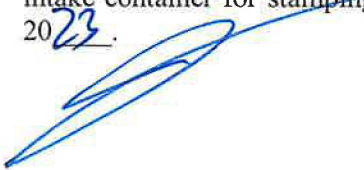
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 16, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on June 1, 2023; and

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 16' for a proposed five-story, thirty-eight dwelling unit building with nineteen parking spaces and ground floor office use; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

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

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 7/24, 2023.



APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: 1700 S. Wabash (Chicago) Landco, LLC Cal. No.183-23-S

APPEARANCE FOR: Katriina McGuire **MINUTES OF MEETING:** June 16, 2023

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1700-04 S. Wabash Avenue

NATURE OF REQUEST: Application for a special use to establish a residential use below the second floor a proposed nine-story, thirty-seven-unit residential building.

ACTION OF BOARD – APPLICATION APPROVED

ZBA

JUL 24 2023

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ANGELA BROOKS
ZURICH ESPOSITO
SAM TOIA

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
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 June 16, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on June 1, 2023; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a residential use below the second floor a proposed nine-story, thirty-seven-unit residential building; four variations were also granted to the subject property in Cal. Nos. 184-23-Z, 185-23-Z, 186-23-Z, and 187-23-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 has offered that the use complies with all the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s) provided: the development is consistent with the design and layout of the Project Data & FAR Diagrams, Typical Floor Plans (3rd-5th; 6th-8th), 9th Floor and Roof Plans, North Elevation, South Elevation, East/West Elevations, and Building Sections, dated October 11, 2022, and Site Plan, Landscape Plan (First Floor), Landscape Details, 1st and 2nd Floor Plans, dated June 13, 2023; all prepared by Pappageorge Haymes Partners.

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 7/24, 2023.

APPROVED AS TO SUBSTANCE
Brian Sanchez
CHAIRMAN

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

APPLICANT: 1700 S. Wabash (Chicago) Landco, LLC **Cal. No.:** 184-23-Z

APPEARANCE FOR: Katriina McGuire **MINUTES OF MEETING**
June 16, 2023

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1700-04 S. Wabash Avenue

NATURE OF REQUEST: Application for a variation to reduce the rear setback from the required 30' to 15' for a proposed nine-story, thirty-seven residential unit building.

ACTION OF BOARD - VARIATION GRANTED

ZBA

THE VOTE

JUL 24 2023

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANGELA BROOKS
ZURICH ESPOSITO
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
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 June 16, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on June 1, 2023; 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 15' for a proposed nine-story, thirty-seven residential unit building; a special use was approved and three additional variations were granted to the subject property in Cal. Nos. 183-23-S, 185-23-Z, 186-23-Z, and 187-23-Z; Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that the foresaid variation request be and it hereby is granted subject to the following condition(s): the development is consistent with the design and layout of the Project Data & FAR Diagrams, Typical Floor Plans (3rd-5th, 6th-8th), 9th Floor and Roof Plans, North Elevation, South Elevation, East/West Elevations, and Building Sections, dated October 11, 2022, and Site Plan, Landscape Plan (First Floor), Landscape Details, 1st and 2nd Floor Plans, dated June 13, 2023; all prepared by Pappageorge Haymes Partners.

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 7/24, 2023.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: 1700 S. Wabash (Chicago) Landco, LLC **Cal. No.:** 185-23-Z

APPEARANCE FOR: Katriina McGuire **MINUTES OF MEETING**
June 16, 2023

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1700-04 S. Wabash Avenue

NATURE OF REQUEST: Application for a variation to allow alternative compliance with the open space requirements of section 17-4-0410 for a proposed nine-story, thirty-seven residential dwelling unit building.

ACTION OF BOARD - VARIATION GRANTED



THE VOTE

JUL 24 2023
CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANGELA BROOKS
ZURICH ESPOSITO
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
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 June 16, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on June 1, 2023; 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 allow alternative compliance with the open space requirements of section 17-4-0410 for a proposed nine-story, thirty-seven residential dwelling unit building; a special use was approved and three additional variations were granted to the subject property in Cal. Nos. 183-23-S, 184-23-Z, 186-23-Z, and 187-23-Z; Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that the foresaid variation request be and it hereby is granted subject to the following condition(s): the development is consistent with the design and layout of the Project Data & FAR Diagrams, Typical Floor Plans (3rd-5th; 6th-8th), 9th Floor and Roof Plans, North Elevation, South elevation, East/West Elevations, and Building Sections, dated October 11, 2022, and Site Plan, Landscape Plan (First Floor), Landscape Details, 1st and 2nd Floor Plans, dated June 13, 2023; all prepared by Pappageorge Haymes Partners.

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 7/24, 2023.

APPROVED AS TO SUBSTANCE

Brian Sanchez
CHAIRMAN

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

APPLICANT: 1700 S. Wabash (Chicago) Landco, LLC **Cal. No.:** 186-23-Z

APPEARANCE FOR: Katriina McGuire **MINUTES OF MEETING**
June 16, 2023

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1700-04 S. Wabash Avenue

NATURE OF REQUEST: Application for a variation to reduce the number of off-street required parking spaces from the required thirty-seven to four for a proposed nine-story, thirty-seven dwelling unit building with an attached four car garage which is located within 2,640 feet of a CTA rail station entrance.

ACTION OF BOARD - VARIATION GRANTED

ZBA

THE VOTE

JUL 24 2023
CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANGELA BROOKS
ZURICH ESPOSITO
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
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 June 16, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on June 1, 2023; 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 off-street required parking spaces to four for a proposed nine-story, thirty-seven dwelling unit building with an attached four car garage which is located within 2,640 feet of a CTA rail station entrance; a special use was approved and three additional variations were granted to the subject property in Cal. Nos. 183-23-S, 184-23-Z, 185-23-Z, and 187-23-Z; Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that the foresaid variation request be and it hereby is granted subject to the following condition(s): the development is consistent with the design and layout of the Project Data & FAR Diagrams, Typical Floor Plans (3rd-5th; 6th-8th), 9th Floor and Roof Plans, North Elevation, South Elevation, East/West Elevations, and Building Sections, dated October 11, 2022, and Site Plan, Landscape Plan (First Floor), Landscape Details, 1st and 2nd Floor Plans, dated June 13, 2023; all prepared by Pappageorge Haymes Partners.

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 7/24, 2023.

APPROVED AS TO SUBSTANCE

Brian Jensen
CHAIRMAN

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

APPLICANT: 1700 S. Wabash (Chicago) Landco, LLC **Cal. No.:** 187-23-Z

APPEARANCE FOR: Katriina McGuire **MINUTES OF MEETING**

June 16, 2023

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1700-04 S. Wabash Avenue

NATURE OF REQUEST: Application for a variation to permit a proposed 14' wide driveway to access a proposed development that is required to comply with the pedestrian street standards to access required on-site accessory parking on a lot that does not have alley access for a proposed nine-story, thirty-seven residential dwelling unit building.

ACTION OF BOARD - VARIATION GRANTED

ZBA

THE VOTE

JUL 24 2023
CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANGELA BROOKS
ZURICH ESPOSITO
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
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 June 16, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on June 1, 2023; 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 permit a proposed 14' wide driveway to access a proposed development that is required to comply with the pedestrian street standards to access required on-site accessory parking on a lot that does not have alley access for a proposed nine-story, thirty-seven residential dwelling unit building; a special use was approved and three additional variations were granted to the subject property in Cal. Nos. 183-23-S, 184-23-Z, 185-23-Z, and 186-23-Z; Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that the foresaid variation request be and it hereby is granted subject to the following condition(s): the development is consistent with the design and layout of the Project Data & FAR Diagrams, Typical Floor Plans (3rd-5th; 6th-8th), 9th Floor and Roof Plans, North Elevation, South Elevation, East/West Elevations, and Building Sections, dated October 11, 2022, and Site Plan, Landscape Plan (First Floor), Landscape Details, 1st and 2nd Floor Plans, dated June 13, 2023; all prepared by Pappageorge Haymes Partners.

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 7/24, 2023.



APPROVED AS TO SUBSTANCE
Brian Sanchez
CHAIRMAN

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

APPLICANT: Chabad of Hyde Park Cal. No.188-23-S

APPEARANCE FOR: Sara Barnes **MINUTES OF MEETING:**

June 16, 2023

APPEARANCE AGAINST: None

PREMISES AFFECTED: 5700-02 S. Woodlawn Avenue

NATURE OF REQUEST: Application for a special use to expand an existing three-story religious assembly use with a rear one- and two-story addition.

ACTION OF BOARD – APPLICATION APPROVED

ZBA

JUL 24 2023

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ANGELA BROOKS
ZURICH ESPOSITO
SAM TOIA

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
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 June 16, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on June 1, 2023; 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 three-story religious assembly use with a rear one- and two-story addition; two variations were also granted to the subject property in Cal. Nos. 189-23-Z and 190-23-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 has offered that the use complies with all the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s) provided: the special use is issued solely to the applicant, Chabad of Hyde Park, and the development is consistent with the design and layout of the Project Data, Proposed Landscape Plan, Ground Floor Plan, and North & South Exterior Elevations, dated June 6, 2023; Proposed Site Plan dated May 31, 2023; Code Matrix/Zoning Diagram, Basement Floor Plan, Second Floor Plan, and East & West Exterior Elevations, dated October 25, 2023; prepared by Vladimir Radutny Architects.

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 7/24, 2023

APPROVED AS TO SUBSTANCE
Bin [Signature]
CHAIRMAN

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

APPLICANT: Chabad of Hyde Park

Cal. No.: 189-23-Z

APPEARANCE FOR: Sara Barnes

MINUTES OF MEETING
June 16, 2023

APPEARANCE AGAINST: None

PREMISES AFFECTED: 5700-02 S. Woodlawn Avenue

NATURE OF REQUEST: Application for a variation to reduce the south side yard setback abutting an R district from the required 3.2' to zero for the expansion of an existing three-story religious assembly use with a proposed one- and two-story addition with rear one-story open deck over two off- street accessory parking spaces.

ACTION OF BOARD - VARIATION GRANTED

ZBA

THE VOTE

JUL 24 2023

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ANGELA BROOKS
ZURICH ESPOSITO
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
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 June 16, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on June 1, 2023; 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 yard setback abutting an R district to zero for the expansion of an existing three-story religious assembly use with a proposed one- and two-story addition with rear one-story open deck over two off-street accessory parking spaces; a special use was approved and an additional variation was granted to the subject property in Cal. Nos. 188-23-S and 190-23-Z; Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that the foresaid variation request be and it hereby is granted subject to the following condition(s): the special use is issued solely to the applicant, Chabad of Hyde Park, and the development is consistent with the design and layout of the Project Data, Proposed Landscape Plan, Ground Floor Plan, and North & South Exterior Elevations, dated June 6, 2023; Proposed Site Plan dated May 31, 2023; Code Matrix/Zoning Diagram, Basement Floor Plan, Second Floor Plan, and East & West Exterior Elevations, dated October 25, 2023; prepared by Vladimir Radutny Architects.

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 7/24, 2023.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Chabad of Hyde Park **Cal. No.:** 190-23-Z
APPEARANCE FOR: Sara Barnes **MINUTES OF MEETING**
June 16, 2023
APPEARANCE AGAINST: None
PREMISES AFFECTED: 5700-02 S. Woodlawn Avenue

NATURE OF REQUEST: Application for a variation to reduce the number of required off-street parking spaces from ten to two for the proposed expansion of an existing three-story religious assembly which is located with 2,640' of a Metra rail station entrance.

ACTION OF BOARD - VARIATION GRANTED

ZBA

THE VOTE

JUL 24 2023
 CITY OF CHICAGO
 ZONING BOARD
 OF APPEALS

BRIAN SANCHEZ
 ANGELA BROOKS
 ZURICH ESPOSITO
 SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

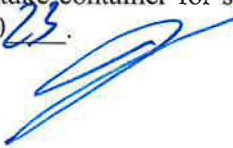
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 16, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on June 1, 2023; and

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 off-street parking spaces to two for the proposed expansion of an existing three-story religious assembly which is located with 2,640' of a Metra rail station entrance; a special use was approved and an additional variation was granted to the subject property in Cal. Nos. 188-23-S and 189-23-Z; Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that the foresaid variation request be and it hereby is granted subject to the following condition(s): the special use is issued solely to the applicant, Chabad of Hyde Park, and the development is consistent with the design and layout of the Project Data, Proposed Landscape Plan, Ground Floor Plan, and North & South Exterior Elevations, dated June 6, 2023; Proposed Site Plan dated May 31, 2023; Code Matrix/Zoning Diagram, Basement Floor Plan, Second Floor Plan, and East & West Exterior Elevations, dated October 25, 2023; prepared by Vladimir Radutny Architects.

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 7/24, 2023.



APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: J. Gary Fencik Trustee

Cal. No.: 191-23-Z

APPEARANCE FOR: Lawrence Lusk

MINUTES OF MEETING
June 16, 2023

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1134 W. Schubert Avenue

NATURE OF REQUEST: Application for a variation to reduce the rear setback from the required 23.78' to 4.33' for a proposed one-story side addition with an attached one car garage for the existing two-story, single-family residence.

ACTION OF BOARD - VARIATION GRANTED

ZBA

THE VOTE

JUL 24 2023
CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANGELA BROOKS
ZURICH ESPOSITO
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
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 June 16, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on June 1, 2023; 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 4.33' for a proposed one-story side addition with an attached one car garage for the existing two-story, single-family residence; Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

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

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 7/24, 2024.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Jeremy Vallandigham Cal. No.192-23-S
APPEARANCE FOR: Lawrence Lusk **MINUTES OF MEETING:**
June 16, 2023
APPEARANCE AGAINST: None
PREMISES AFFECTED: 2651 W. North Avenue

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

ACTION OF BOARD – APPLICATION APPROVED

ZBA

THE VOTE

JUL 24 2023
CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANGELA BROOKS
ZURICH ESPOSITO
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:


WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 16, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on June 1, 2023; and

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

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

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 7/24, 2023.



APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Rowan, Inc. Cal. No.193-23-S

APPEARANCE FOR: Matthew Allee **MINUTES OF MEETING:**

APPEARANCE AGAINST: None June 16, 2023

PREMISES AFFECTED: 2007 N. Sheffield Avenue

NATURE OF REQUEST: Application for a special use to establish a body art / body piercing service (ear piercing only).

ACTION OF BOARD – APPLICATION APPROVED

ZBA

THE VOTE

JUL 24 2023

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANGELA BROOKS
ZURICH ESPOSITO
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 16, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on June 1, 2023; and

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

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

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 7/24, 2023.



APPROVED AS TO SUBSTANCE

CHAIRMAN

**ZONING BOARD OF APPEALS
CITY OF CHICAGO**

City Hall Room 905
121 North LaSalle Street
Chicago, Illinois 60602
TEL: (312) 744-3888
www.chicago.gov/zba



ZBA

AUG 21 2023

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

Mystic, Inc.
APPLICANT(S)

194-23-S
CALENDAR NUMBER(S)

10649 South Pulaski Road
PREMISES AFFECTED

June 16, 2023
HEARING DATE

ACTION OF BOARD	THE VOTE	THE VOTE		
		AFFIRMATIVE	NEGATIVE	ABSENT
The special use application was APPROVED SUBJECT TO CONDITIONS.	Brian Sanchez, Chairman	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Angela Brooks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Zurich Esposito	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Sam Toia	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	(vacant position)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

FINDINGS OF THE ZONING BOARD OF APPEALS

I. SUMMARY

Mystic, Inc (the “Applicant”) submitted an application for special use for 10649 South Pulaski Road (the “subject property”), in order to establish an outdoor patio for an existing tavern in a B3-1 shopping district. The Zoning Board of Appeals (“ZBA”) held a public hearing on the Applicant’s application. At the public hearing, the Applicant, the Applicant’s appraiser, and an aldermanic aide testified in favor of the special use. A neighbor testified in objection to the special use. At the conclusion of the public hearing, the ZBA approved the application for special use.

II. APPLICATION BACKGROUND

The subject property is located in the Mount Greenwood neighborhood. It is zoned B3-1 and is improved with a single-story commercial building currently operating as a tavern. The Applicant proposed the establishment of an outdoor patio to serve an existing tavern on the subject property. Pursuant to Section 17-13-0903 of the Chicago Zoning Ordinance, an outdoor patio is a special use in a B3-1 district. The ZBA is authorized to hear and decide special use applications.¹ Therefore, the Applicant submitted a special use application to the ZBA. In accordance with Section 17-13-0903 of the Chicago Zoning

¹ Pursuant to Section 17-14-302-B of the Chicago Zoning Ordinance.

Ordinance, the Zoning Administrator of the City's Department of Planning and Development (the "Zoning Administrator" and the "Department") recommended approval.

III. PUBLIC HEARING

In accordance with the ZBA's Rules of Procedure (eff. August 20, 2021), the Applicant had submitted its proposed Findings of Fact. The ZBA held a public hearing on the Applicant's special use application at its regular meeting held on Friday, June 16, 2023. Due notice of the hearing was provided under Sections 17-13-0107-A(9) and 17-13-0107-B of the Chicago Zoning Ordinance and by publication in the *Chicago Tribune*. The list of participants who provided sworn testimony is attached as the **Hearing Participant Exhibit**. At the conclusion of the hearing, the ZBA took the matter under advisement. Prior to the conclusion of the meeting, the ZBA voted on the matter.

IV. OVERVIEW OF CRITERIA

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

V. FINDINGS OF FACT

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

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

The subject property is located in a B3-1 zoning district. Since an outdoor patio is a special use in this zoning district, the Applicant requires a special use. As evidenced by the testimony of the Applicant's appraiser, the proposed use complies with all other standards set forth in the Chicago Zoning Ordinance because it is only the requirement to request a special of use from the Zoning Board of Appeals that prevents full compliance with all applicable standards of the Chicago Zoning Ordinance.

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

As evidenced by the testimony of the Applicant, the proposed use is in the interest of the public convenience and will not have a significant impact on the general welfare of the neighborhood or community because the patio has been operating successfully before the Applicant purchased the bar. Further, per the Appraiser's submitted report, the tavern has been in existence for approximately 35 years and the patio is an extension of the current use.

A (3). It is compatible with the character of the surrounding area in terms of site planning and building scale and project design.

As evidenced by the testimony given by the Applicant and Appraiser, the proposed use is compatible with the character of the surrounding area in terms of site planning and building scale and project design because it is an existing building and an existing tavern. Because the outdoor patio has been in existence before the application for special use, the ZBA finds that continuing such use is within the character of the neighborhood.

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

As evidenced by the testimony given by the Appraiser and his report, the proposed use is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise and traffic generation because the proposed patio hours will be consistent with the current hours of operation of other neighborhood taverns in the Mount Greenwood community area. Further, it is unlikely to increase traffic for the neighborhood as the use is already in existence. Similarly, the noise and the outdoor lighting is not going to change as the use was already in existence.

A (5). It is designed to promote pedestrian safety and comfort.

As evidenced by the testimony given by the Appraiser and his report, the proposed use is designed to promote pedestrian safety and comfort because it is unlikely to increase traffic in the area. The Appraiser testified that the six (6) foot fence would block sight and sounds of the patio from pedestrians. This is a neighborhood bar, and not a known destination to the ZBA that draws people from other parts of the city.

CONCLUSION AND FINAL DECISION OF THE ZONING BOARD OF APPEALS

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

The ZBA hereby APPROVES the Applicant's application for a special use, and pursuant to the authority granted by Section 17-13-0906 of the Chicago Zoning Ordinance, the Zoning Administrator is authorized to permit said special use SUBJECT TO THE FOLLOWING CONDITIONS:

1. That the special use is issued solely to the Applicant; and
2. That the development is consistent with the design and layout of the Site Plan, dated June 6, 2023, prepared by 360 Design Studio.

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

APPROVED AS TO SUBSTANCE

By: 
Brian Sanchez, Chairman

I, Janine Klich-Jensen, staff person for the ZONING BOARD OF APPEALS, certify that I caused this to be placed in the USPS mail, postage prepaid, on 8/21, 2023.


Janine Klich-Jensen

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

APPLICANT: Mid City Food & Fuel #2, Inc. Cal. No.195-23-S

APPEARANCE FOR: Timothy Barton **MINUTES OF MEETING:**
August 18, 2023

APPEARANCE AGAINST: None

PREMISES AFFECTED: 7051 S. Wabash Avenue

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

ACTION OF BOARD – NOT APPROVED FOR FAILURE TO RECEIVE THREE AFFIRMATIVE VOTES.

ZBA

SEP 18 2023

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANGELA BROOKS
ZURICH ESPOSITO
SAM TOIA

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
	X	
X		
X		

APPROVED AS TO SUBSTANCE


CHAIRMAN

**ZONING BOARD OF APPEALS
CITY OF CHICAGO**

City Hall Room 905
121 North LaSalle Street
Chicago, Illinois 60602
TEL: (312) 744-3888
www.chicago.gov/zba



ZBA

AUG 21 2023

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

GRO Community NFP
APPLICANT(S)

196-23-S
CALENDAR NUMBER(S)

1462 W. 79th Street
PREMISES AFFECTED

June 16, 2023
HEARING DATE

ACTION OF BOARD	THE VOTE	THE VOTE		
		AFFIRMATIVE	NEGATIVE	ABSENT
The special use application was APPROVED SUBJECT TO CONDITIONS.	Brian Sanchez, Chairman	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Angela Brooks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Zurich Esposito	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Sam Toia	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	(vacant position)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

FINDINGS OF THE ZONING BOARD OF APPEALS

I. SUMMARY

GRO Community NFP (the “Applicant(s)”) submitted an application for special use for 1462 W. 79th St. (the “subject property”), in order to establish a transitional residence. The Zoning Board of Appeals (“ZBA”) held a public hearing on the Applicant’s application. At the public hearing, in addition to the Applicant and its witnesses, thirty-five members of the public came to show support for the matter. Four people appeared in opposition to the matter, one of whom being staff for Alderman Moore. After reviewing the record and hearing public testimony, at the conclusion of the public hearing, the ZBA approved the application.

II. APPLICATION BACKGROUND

The subject property is located in the Auburn Gresham Neighborhood. It is zoned B1-2 and is improved with an existing four-story building with ground floor commercial use and three four-bedroom dwelling units above. On the subject property, the Applicant proposed to establish a transitional residence, independent housing program for up to twelve adult males who were formerly incarcerated with the Illinois Department of Corrections in order to establish a rental history and landlord reference so the adult male clients can re-enter the rental market on their own. Pursuant to Section 17-3-0207-B9 of the Chicago Zoning Ordinance, a transitional shelter is a special use in a B1 district. The

ZBA is authorized to hear and decide special use applications.¹ Therefore, the Applicant submitted a special use application to the ZBA. In accordance with Section 17-13-0903 of the Chicago Zoning Ordinance, the Zoning Administrator of the City's Department of Planning and Development (the "Zoning Administrator" and the "Department") recommended approval of the special use application provided: (1) the special use is issued solely to the applicant, GRO Community NFP; (2) the development is consistent with the design and layout of the Title Sheet, dated September 13, 2021, Site Plan dated June 7, 2023, Existing Floor Plans and Existing Elevations, dated June 5, 2023, prepared by Gary L. Matthews, Licensed Architect; (3) the facility is utilized as transitional housing exclusively for previously incarcerated adult males who have already completed a reintegration housing program; and (4) there are no more than twelve adult male residents at any time.

III. PUBLIC HEARING

In accordance with the ZBA's Rules of Procedure (eff. August 20, 2021), the Applicant had submitted its proposed Findings of Fact. The ZBA held a public hearing on the Applicant's special use application at its regular meeting held on Friday, June 16, 2023. Due notice of the hearing was provided under Sections 17-13-0107-A(9) and 17-13-0107-B of the Chicago Zoning Ordinance and by publication in the *Chicago Tribune*. The list of participants who provided sworn testimony is attached as the **Hearing Participant Exhibit**. At the conclusion of the hearing, the ZBA took the matter under advisement. Prior to the conclusion of the meeting, the ZBA voted on the matter.

IV. OVERVIEW OF CRITERIA

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

V. FINDINGS OF FACT

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

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

¹ Pursuant to Section 17-14-302-B of the Chicago Zoning Ordinance.

The subject property is located in a B1-2 zoning district. Since a transitional shelter is a special use in this zoning district, the Applicant requires a special use. The proposed use complies with all other standards set forth in the Chicago Zoning Ordinance because it is only the requirement to request a special of use from the Zoning Board of Appeals that prevents full compliance with all applicable standards of the Chicago Zoning Ordinance.

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

As evidenced by the testimony given by Aaron Mallory, Nicole South-Washington, Jerry Davis, Jenkins Cooper, Lavan McKnight, and Joseph Ryan, the proposed use is in the interest of the public convenience and will not have a significant impact on the general welfare of the neighborhood or community because the Applicant provides clinical support, counseling and other wraparound services, and housing support to the south side, particularly assisting black boys and men. Aaron Mallory credibly testified that when looking at the re-entry population, the Auburn Gresham neighborhood is one of the top communities in the City that men are returning to after release from prison, yet there is a lack of resources and services to support them, despite there being a great need for it. It is often difficult for members of the re-entry population to find housing after release from prison, meaning that they are thirteen times more likely to be homeless. The proposed use will afford them an opportunity to lease an apartment to create a rental history and reference. The residents will be better suited on the path to rehabilitation so they can eventually move on and enter the rental market independently rather than becoming homeless.

Nicole South-Washington, Jerry Davis, Jenkins Cooper, and Lavan McKnight credibly testified that the Applicant's work has been a positive force in the community and spoke to the successes the Applicant has had. Joseph Moore credibly testified that one of the biggest causes of recidivism is lack of housing and lack of mentoring. He further testified that the services that the Applicant provides help counter that. He also credibly testified that the proposed use will not have a negative effect on the surrounding property values because the proposed use is well structured and has strict zero tolerance policies for drugs, alcohol, and parting and prohibits congregating on the sidewalk outside. Overall, the ZBA found that the proposed use would be a benefit to the community that would help decrease recidivism, crime, homelessness, and improve lives.

The ZBA was not convinced by the testimony of Karena Coicou, chief of staff to Alderman Moore — who testified on behalf of Alderman Moore, Cindy Williams, Herman Williams, and Almatine Chisum, who objected to the proposed use due to concerns of ongoing violence and crime in the community. The objectors noted that they support the Applicant's mission and proposed use, but not in their neighborhood. Even if there are problems within the community, the ZBA does not find it to be a sufficient reason to deny a special use to a community driven organization that would

provide a benefit to the neighborhood which also has potential to positively impact the general welfare.

A (3). It is compatible with the character of the surrounding area in terms of site planning and building scale and project design.

As evidenced by the testimony given by Aaron Mallory and Joseph Ryan, the proposed use is compatible with the character of the surrounding area in terms of site planning and building scale and project design because the proposed use will be operated in an existing four-story building with a total building area of 6,160 square feet. The Applicant intends to occupy the entire building, by using the first floor as an office and the second, third and fourth floors as residences. As constructed, the existing property conforms to the character of the surrounding neighborhood in terms of building scale and design.

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

As evidenced by the testimony given by Aaron Mallory and Joseph Ryan, the proposed use is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise and traffic generation because the transitional residence will have operating hours from 9:00 AM to 6:00 PM Monday through Sunday in the office portion of the building where the men will have access to mental healthcare. The second, third and fourth floor will act as any other residential use in the surrounding area.

A (5). It is designed to promote pedestrian safety and comfort.

As evidenced by the testimony given by Aaron Mallory and Joseph Ryan, the proposed use is designed to promote pedestrian safety and comfort because the use will be residential with a maximum of 12 residents. There are no anticipated obstructions to the public way. In addition, there is a CTA bus route that runs east and west located on 79th Street with a bus stop directly in front of the subject property, and there is a CTA bus route that runs north and south on Ashland Avenue. Additionally, the Route 79 bus line is accessible to the CTA 79th Street Red Line Station that is located just under 2 miles to the east of the subject property.

CONCLUSION AND FINAL DECISION OF THE ZONING BOARD OF APPEALS

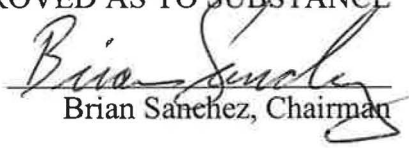
For all the above reasons, the ZBA finds that the Applicant has proved its case by evidence, testimony and the entire record, including the Applicant's proposed Findings of Fact, covering the specific criteria for a special use pursuant to Section 17-13-0905-A of the Chicago Zoning Ordinance.

The ZBA hereby APPROVES the Applicant's application for a special use, and pursuant to the authority granted by Section 17-13-0906 of the Chicago Zoning Ordinance, the Zoning Administrator is authorized to permit said special use SUBJECT TO THE FOLLOWING CONDITIONS:

(1) the special use is issued solely to the applicant, GRO Community NFP; (2) the development is consistent with the design and layout of the Title Sheet, dated September 13, 2021, Site Plan dated June 7, 2023, Existing Floor Plans and Existing Elevations, dated June 5, 2023, prepared by Gary L. Matthews, Licensed Architect; (3) the facility is utilized as transitional housing exclusively for previously incarcerated adult males who have already completed a reintegration housing program; and (4) there are no more than twelve adult male residents at any time.

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

APPROVED AS TO SUBSTANCE

By: 
Brian Sanchez, Chairman

I, Janine Klich-Jensen, staff person for the ZONING BOARD OF APPEALS, certify that I caused this to be placed in the USPS mail, postage prepaid, on 8/21, 2023.


Janine Klich-Jensen

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

APPLICANT: GRO Community NFP Cal. No.197-23-S

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

June 16, 2023

APPEARANCE AGAINST: None

PREMISES AFFECTED: 221 W. 109th Street

NATURE OF REQUEST: Application for a special use to establish a transitional residence for a maximum of eight men in an existing one-story building and existing rear two-story, building.

ACTION OF BOARD – APPLICATION APPROVED

ZBA

THE VOTE

JUL 24 2023
CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANGELA BROOKS
ZURICH ESPOSITO
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 16, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on June 1, 2023; and

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

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s) provided: provided: (1) the special use is issued solely to the applicant, GRO Community NFP; (2) the development is consistent with the design and layout of the plans and drawings dated September 13, 2021, prepared by Gary L Matthews, Licensed Architect; (3) the facility is utilized as transitional housing and treatment exclusively for adult males recuperating from drug and alcohol addiction; (4) there are no more than eight adult male residents at any time; and (5) the final linkage agreement with the Department of Corrections is provided prior to the issuance of any building permits.

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 7/24, 2023

APPROVED AS TO SUBSTANCE
Brian Sanchez
CHAIRMAN

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

APPLICANT: Elite Labor Services Ltd.

Cal. No.: 198-23-Z

APPEARANCE FOR: Talar Berberian

MINUTES OF MEETING:
August 18, 2023

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3138 W. Cermak Road, 1st Floor Unit D

NATURE OF REQUEST: Application for a variation to reduce the number of off-street parking spaces for a transit served location from five to zero.

ACTION OF BOARD - VARIATION GRANTED

ZBA

THE VOTE

SEP 25 2023

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ANGELA BROOKS
ZURICH ESPOSITO
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
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 June 16, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on June 1, 2023; 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 off-street parking spaces for a transit served location to zero; a special use was also approved for the subject property in Cal. No. 58-23-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): (1) the special use is issued solely to the applicant, Elite Labor Services Ltd.; (2) the development is consistent with the design and layout of the site plan/survey, dated April 23, 2021, prepared by Exacta Land Surveyors, LLC and Title Sheet, May 9, 2022, CTA Line Drawing, dated April 29, 2022, and Floor Plans, dated August 23, 2022, prepared by JP Architects; (3) prior to issuance of a business license and/or certificate of occupancy, a 48 ft loading zoning will be established along the front of the property, on Cermak Road, to accommodate the loading and unloading of the day labor employees each work day; (4) the applicant will only load/unload one of their transport vehicles at a time, within the designated loading zone; and (5) the applicant's three transport vehicles will be parked/stored at their corporate offices at 1315 N North Branch, when not in use.

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 9/25, 2023

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Project Hood Communities Development Corporation Cal. No.199-23-S

APPEARANCE FOR: Rolando Acosta

MINUTES OF MEETING:
June 16, 2023

APPEARANCE AGAINST: None

PREMISES AFFECTED: 6620 South Martin Luther King Jr. Drive

NATURE OF REQUEST: Application for a special use to authorize 22 vehicular parking spaces out of an existing 121 off-street parking space lot to serve as off-site required accessory parking for the proposed three and four story multi-use building located at 6601-27 South Martin Luther King Jr Drive.

ACTION OF BOARD – APPLICATION APPROVED

ZBA

JUL 24 2023

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ANGELA BROOKS
ZURICH ESPOSITO
SAM TOIA

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
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 June 16, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on June 1, 2023; 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 authorize 22 vehicular parking spaces out of an existing 121 off-street parking space lot to serve as off-site required accessory parking for the proposed three and four story multi-use building located at 6601-27 South Martin Luther King Jr Drive; a variation was also granted to the subject property in Cal. No. 200-23-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 has offered that the use complies with all the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s) provided: the special use is issued solely to the applicant, Project Hood Communities Development Corporation, and the parking space layout and locations are consistent with the design and layout of the Architectural Site Plan / Parking Layout and Landscape Plan and Details, dated June 15, 2023, prepared by BNMO Architecture/Interior Design.

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 7/24, 2023.

APPROVED AS TO SUBSTANCE

Brian Sanchez
CHAIRMAN

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

APPLICANT: Project Hood Communities Development Corporation **Cal. No.:** 200-23-Z

APPEARANCE FOR: Rolando Acosta **MINUTES OF MEETING**

June 16, 2023

APPEARANCE AGAINST: None

PREMISES AFFECTED: 6620 South Martin Luther King Jr. Drive

NATURE OF REQUEST: Application for a variation to allow a shared parking arrangement in which two or more non-residential uses with different peak parking demands use the same parking spaces to meet the parking requirements for the proposed three and four story multi-use building located at 6601-27 South Martin Luther King Jr Drive.

ACTION OF BOARD - VARIATION GRANTED

ZBA

THE VOTE

JUL 24 2023
CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANGELA BROOKS
ZURICH ESPOSITO
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

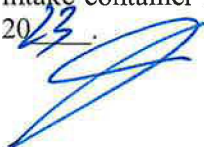
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 16, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on June 1, 2023; and

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 allow a shared parking arrangement in which two or more non-residential uses with different peak parking demands use the same parking spaces to meet the parking requirements for the proposed three and four story multi-use building located at 6601-27 South Martin Luther King Jr Drive; a special use was also approved for the subject property in Cal. No. 199-23-S; Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that the foresaid variation request be and it hereby is granted subject to the following condition(s): the special use is issued solely to the applicant, Project Hood Communities Development Corporation, and the parking space layout and locations are consistent with the design and layout of the Architectural Site Plan / Parking Layout and Landscape Plan and Details, dated June 15, 2023, prepared by BNMO Architecture/Interior Design.

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 7/24, 2023.



APPROVED AS TO SUBSTANCE
Brian [Signature]
CHAIRMAN

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

APPLICANT: Project Hood Communities Development Corporation Cal. No.201-23-S

APPEARANCE FOR: Rolando Acosta

MINUTES OF MEETING:
June 16, 2023

APPEARANCE AGAINST: None

PREMISES AFFECTED: 6601-27 South Martin Luther King Jr. Drive

NATURE OF REQUEST: Application for a special use to establish a community center and trade school in the proposed three and four story multi-use building.

ACTION OF BOARD – APPLICATION APPROVED

ZBA

THE VOTE

JUL 24 2023
CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANGELA BROOKS
ZURICH ESPOSITO
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 16, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on June 1, 2023; 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 community center and trade school in the proposed three and four story multi-use building; a variation was also granted to the subject property in Cal. No. 202-23-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 has offered that the use complies with all the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s) provided: the special use is issued solely to the applicant, Project Hood Communities Development Corporation, and the development is consistent with the design and layout of the Architectural Site Plan / Parking Layout and Landscape Plan and Details, dated June 15, 2023, Architectural Elevations, dated June 5, 2023, Architectural Overall Floor Plans, dated March 17, 2023, First Floor Plan, Second Floor Plan, Mezzanine Plan, Third Floor Plan, and Upper Roof Plan, January 31, 2023, all prepared by BNMO Architecture/Interior Design.

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 7/24/23.

APPROVED AS TO SUBSTANCE
Janine Klich-Jensen
CHAIRMAN

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

APPLICANT: Project Hood Communities Development Corporation **Cal. No.:** 202-23-Z

APPEARANCE FOR: Rolando Acosta **MINUTES OF MEETING**
June 16, 2023

APPEARANCE AGAINST: None

PREMISES AFFECTED: 6601-27 South Martin Luther King Jr. Drive

NATURE OF REQUEST: Application for a variation to reduce the off-street loading requirement from one to zero in order to allow for the establishment of a community center and trade school in the proposed three and four story multi-use building.

ACTION OF BOARD - VARIATION GRANTED

ZBA

THE VOTE

JUL 24 2023
CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANGELA BROOKS
ZURICH ESPOSITO
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
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 June 16, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on June 1, 2023; and

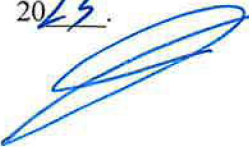
WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the off-street loading requirement to zero in order to allow for the establishment of a community center and trade school in the proposed three and four story multi-use building; a special use was also approved for the subject property in Cal. No. 201-23-S; Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that the foresaid variation request be and it hereby is granted subject to the following condition(s): provided the special use is issued solely to the applicant, Project Hood Communities Development Corporation, and the development is consistent with the design and layout of the Architectural Site Plan / Parking Layout and Landscape Plan and Details, dated June 15, 2023, Architectural Elevations, dated June 5, 2023, Architectural Overall Floor Plans, dated March 17, 2023, First Floor Plan, Second Floor Plan, Mezzanine Plan, Third Floor Plan, and Upper Roof Plan, January 31, 2023, all prepared by BNMO Architecture/Interior Design.

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 7/24, 2023.

APPROVED AS TO SUBSTANCE
Brian Sanchez
CHAIRMAN



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

APPLICANT: Maria Black Gold 721, Inc. Cal. No.13-23-S

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

APPEARANCE AGAINST: None June 16, 2023

PREMISES AFFECTED: 72 E. 51st Street

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

ACTION OF BOARD – Continued to August 18, 2023

ZBA

THE VOTE

JUL 24 2023
CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANGELA BROOKS
ZURICH ESPOSITO
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Maria Black Gold 721, Inc. Cal. No.14-23-Z
APPEARANCE FOR: Nicholas Ftikas **MINUTES OF MEETING:**
APPEARANCE AGAINST: None June 16, 2023
PREMISES AFFECTED: 72 E. 51st Street

NATURE OF REQUEST: Application for a variation to reduce the minimum lot area for a proposed gas station from the required 20,000 square feet to 15,975.5 square feet.

ACTION OF BOARD – Continued to August 18, 2023

ZBA

JUL 24 2023

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANGELA BROOKS
ZURICH ESPOSITO
SAM TOIA

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE

Brian Sanchez
CHAIRMAN

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

APPLICANT: 2925 W. Montrose, LLC
APPEARANCE FOR: Rolando Acosta
APPEARANCE AGAINST: None
PREMISES AFFECTED: 4343 N. Richmond Street

Cal. No.44-23-S

MINUTES OF MEETING:
June 16, 2023

NATURE OF REQUEST: Application for a special use to establish residential use below the second floor for a proposed three-story, six dwelling unit building and rear six car garage.

ACTION OF BOARD – Continued to August 18, 2023

ZBA

JUL 24 2023
CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANGELA BROOKS
ZURICH ESPOSITO
SAM TOIA

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: 2925 W. Montrose, LLC Cal. No.45-23-Z
APPEARANCE FOR: Rolando Acosta **MINUTES OF MEETING:**
APPEARANCE AGAINST: None June 16, 2023
PREMISES AFFECTED: 4343 N. Richmond Street

NATURE OF REQUEST: Application for a variation to reduce the north and south side setback from the required 3.94' to zero, combined side yard setback from 9.84' to zero for a proposed three-story, six dwelling unit building and rear six car garage.

ACTION OF BOARD – Continued to August 18, 2023

ZBA

JUL 24 2023
CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANGELA BROOKS
ZURICH ESPOSITO
SAM TOIA

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: 2925 W. Montrose, LLC

Cal. No.46-23-S

APPEARANCE FOR: Rolando Acosta

MINUTES OF MEETING:
June 16, 2023

APPEARANCE AGAINST: None

PREMISES AFFECTED: 4347 N. Richmond Street

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

ACTION OF BOARD – Continued to August 18, 2023

ZBA

JUL 24 2023

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ANGELA BROOKS
ZURICH ESPOSITO
SAM TOIA

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: 2925 W. Montrose, LLC Cal. No.47-23-S

APPEARANCE FOR: Rolando Acosta **MINUTES OF MEETING:**

June 16, 2023

APPEARANCE AGAINST: None

PREMISES AFFECTED: 4353 N. Richmond Street

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

ACTION OF BOARD – Continued to August 18, 2023

ZBA

JUL 24 2023
CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANGELA BROOKS
ZURICH ESPOSITO
SAM TOIA

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE

CHAIRMAN