

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

APPLICANT: Ross Bros Construction, LLC

Cal. No.: 258-23-Z

APPEARANCE FOR: Same as Applicant

MINUTES OF MEETING:
August 18, 2023

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2019 W. Washington Boulevard

NATURE OF REQUEST: Application for a variation to reduce the rear setback from the required 37.35' to 35.08' for a proposed three-story, four dwelling unit building and three on-site parking spaces.

ACTION OF BOARD: VARIATION GRANTED

ZBA

THE VOTE

SEP 18 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 August 18, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on August 3, 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 35.08' for a proposed three-story, four dwelling unit building and three on-site parking spaces; two additional variations were granted to the subject property in Cal. No. 259-23-Z and 260-23-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 9/18, 2023.

APPROVED AS TO SUBSTANCE

Brian Sanchez
CHAIRMAN

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

APPLICANT: Ross Bros Construction, LLC

Cal. No.: 259-23-Z

APPEARANCE FOR: Same as Applicant

MINUTES OF MEETING:
August 18, 2023

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2019 W. Washington Boulevard

NATURE OF REQUEST: Application for a variation to reduce the rear yard open space from the required 243.26 square feet to 147.86 square feet for a proposed three-story, four dwelling unit building with three on-site parking spaces.

ACTION OF BOARD: ~~VARIATION GRANTED~~

ZBA

THE VOTE

SEP 18 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 August 18, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on August 3, 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 yard open space to 147.86 square feet for a proposed three-story, four dwelling unit building with three on-site parking spaces; two additional variations were granted to the subject property in Cal. No. 258-23-Z and 260-23-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: Ross Bros Construction, LLC **Cal. No.:** 260-23-Z

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

APPEARANCE AGAINST: None August 18, 2023

PREMISES AFFECTED: 2019 W. Washington Boulevard

NATURE OF REQUEST: Application for a variation to reduce the required off-street parking from four spaces to three for a proposed three-story, four dwelling unit building with three on-site parking spaces.

ACTION OF BOARD - VARIATION GRANTED

ZBA

THE VOTE

SEP 18 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 August 18, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on August 3, 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 required off-street parking to three for a proposed three-story, four dwelling unit building with three on-site parking spaces; two additional variations were granted to the subject property in Cal. No. 258-23-Z and 259-23-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

CHAIRMAN

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

APPLICANT: Jeschel Nevarez

Cal. No.: 261-23-Z

APPEARANCE FOR: Mark Kupiec

MINUTES OF MEETING:
August 18, 2023

APPEARANCE AGAINST: None

PREMISES AFFECTED: 446 W. 42nd Street

NATURE OF REQUEST: Application for a variation to reduce the front setback from the required 17.75' to 13.68', west side setback from 2' to 1.25' (east to be 3.54'), combined side yard setback from 5' to 4.79' for a proposed one-story open front porch entry that exceeds 6' from grade and a rear one-story open deck and stair with fire wall on the west side at an existing three-story, two dwelling unit building with new rear third story open balcony and 6' tall wood fence at the rear yard.

ACTION OF BOARD - VARIATION GRANTED

ZBA

THE VOTE

SEP 18 2023

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANGELA BROOKS
ZURICH ESPOSITO
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

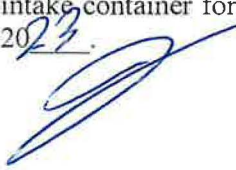
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 18, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on August 3, 2023; and

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 front setback to 13.68', west side setback to 1.25' (east to be 3.54'), combined side yard setback to 4.79' for a proposed one-story open front porch entry that exceeds 6' from grade and a rear one-story open deck and stair with fire wall on the west side at an existing three-story, two dwelling unit building with new rear third story open balcony and 6' tall wood fence at the rear yard; 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: Lori Watson

APPEARANCE FOR: Same as Applicant

APPEARANCE AGAINST: None

PREMISES AFFECTED: 556 E. 87th Street

Cal. No.: 262-23-Z

MINUTES OF MEETING:
August 18, 2023

NATURE OF REQUEST: Application for a variation to increase the area occupied by an accessory building in a rear setback from 647 square feet to 687 square feet for a proposed one-story addition to the existing two-car garage in the rear of an existing single-family residence.

ACTION OF BOARD - VARIATION GRANTED

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		

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 18, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on August 3, 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 area occupied by an accessory building in a rear setback to 687 square feet for a proposed one-story addition to the existing two-car garage in the rear of an existing single-family residence; an additional variation was granted to the subject property in Cal. No. 263-23-Z; Staecye Thomas of 552 E. 87th Street entered her appearance at the public hearing and after having her questions answered by the applicant, testified that she not object to the application; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

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

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APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Lori Watson
APPEARANCE FOR: Same as Applicant
APPEARANCE AGAINST: None
PREMISES AFFECTED: 556 E. 87th Street

Cal. No.: 263-23-Z

MINUTES OF MEETING:
August 18, 2023

NATURE OF REQUEST: Application for a variation to reduce the rear yard open space from the required 251 square feet to zero for a proposed one-story addition to an existing two car detached garage in the rear of the existing single-family residence.

ACTION OF BOARD - VARIATION GRANTED

ZBA

THE VOTE

SEP 18 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 August 18, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on August 3, 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 yard open space to zero for a proposed one-story addition to an existing two car detached garage in the rear of the existing single-family residence; an additional variation was granted to the subject property in Cal. No. 262-23-Z; Staecye Thomas of 552 E. 87th Street entered her appearance at the public hearing and after having her questions answered by the applicant, testified that she not object to the application; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

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

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APPROVED AS TO SUBSTANCE

Brian Sanchez
CHAIRMAN

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

APPLICANT: Haircuts for Men Clybourn, LLC dba Sportsclips Clybourn Cal. No.264-23-S

APPEARANCE FOR: Same as Applicant

MINUTES OF MEETING:
August 18, 2023

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3452 N. Clark Street, 1st Floor

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

ACTION OF BOARD – APPLICATION APPROVED

ZBA

THE VOTE

SEP 18 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 August 18, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on August 3, 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 barber shop; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony 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 site is consistent with the Proposed Parking Plan, dated August 10, 2023, prepared by Andrew Wang Architect.

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) ~~intake~~ office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 9/18, 2023

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Morry Sochat

Cal. No.: 265-23-Z

APPEARANCE FOR: Matthew Allee

MINUTES OF MEETING:
August 18, 2023

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1419 W. Henderson Street

NATURE OF REQUEST: Application for a variation to make a certification of the total density not to exceed more than one unit above its original construction for a proposed third floor addition to the existing three-story, three dwelling unit building.

ACTION OF BOARD - VARIATION GRANTED

ZBA

THE VOTE

SEP 18 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 August 18, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on August 3, 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 make a certification of the total density not to exceed more than one unit above its original construction for a proposed third floor addition to the existing three-story, three dwelling unit building; three additional variations were granted to the subject property in Cal. Nos. 266-23-Z, 267-23-Z, and 268-23-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


CHAIRMAN

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

APPLICANT: Morry Sochat

Cal. No.: 266-23-Z

APPEARANCE FOR: Matthew Allee

MINUTES OF MEETING:
August 18, 2023

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1419 W. Henderson Street

NATURE OF REQUEST: Application for a variation to increase the maximum floor area ratio from 1.05 to 1.06 which is less than 15% of the existing floor area in existence for 50 years for a proposed third floor west side addition for an existing three-story, three dwelling unit residence.

ACTION OF BOARD: ~~VARIATION GRANTED~~

ZBA

THE VOTE

SEP 18 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 August 18, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on August 3, 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 floor area ratio to 1.06 which is less than 15% of the existing floor area in existence for 50 years for a proposed third floor west side addition for an existing three-story, three dwelling unit residence; three additional variations were granted to the subject property in Cal. Nos. 265-23-Z, 267-23-Z, and 268-23-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: Morry Sochat

Cal. No.: 267-23-Z

APPEARANCE FOR: Matthew Allee

MINUTES OF MEETING:
August 18, 2023

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1419 W. Henderson Street

NATURE OF REQUEST: Application for a variation to reduce the rear setback from the required 2' to 0.90' (east to be 3'), combined side yard setback from 5' to 3.9' for a proposed third floor west side addition for an existing three-story, three dwelling unit residence.

ACTION OF BOARD - VARIATION GRANTED

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		
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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 August 18, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on August 3, 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 0.90' (east to be 3'), combined side yard setback to 3.9' for a proposed third floor west side addition for an existing three-story, three dwelling unit residence; three additional variations were granted to the subject property in Cal. Nos. 265-23-Z, 266-23-Z, and 268-23-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

Brian Sanchez
CHAIRMAN

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

APPLICANT: Morry Sochat

Cal. No.: 268-23-Z

APPEARANCE FOR: Matthew Allee

MINUTES OF MEETING:
August 18, 2023

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1419 W. Henderson Street

NATURE OF REQUEST: Application for a variation to increase the maximum building height from the maximum 35' to 37.50' for a proposed third floor west addition for an existing three-story, three dwelling unit building.

ACTION OF BOARD - VARIATION GRANTED

ZBA

THE VOTE

SEP 18 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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X		

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 18, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on August 3, 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 37.50' for a proposed third floor west addition for an existing three-story, three dwelling unit building; three additional variations were granted to the subject property in Cal. Nos. 265-23-Z, 266-23-Z, and 267-23-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 9/18, 2023.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Julio Barahona **Cal. No.:** 269-23-Z
APPEARANCE FOR: Frederick Agustin **MINUTES OF MEETING:**
August 18, 2023
APPEARANCE AGAINST: None
PREMISES AFFECTED: 5065 N. Kimberly Avenue

NATURE OF REQUEST: Application for a variation to reduce the southwest side setback from the required 2' to 1' (northeast to be 3'), combined side yard setback to be 4' for a proposed two-story, single-family residence.

ACTION OF BOARD - VARIATION GRANTED

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		

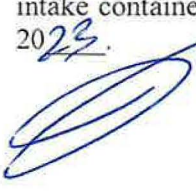
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 18, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on August 3, 2023; and


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

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

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I 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 9/18, 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

SEP 18 2023

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

MariGrow, Inc.
APPLICANT(S)

270-23-S
CALENDAR NUMBER(S)

2573-81 N. Lincoln Ave.
PREMISES AFFECTED

August 18, 2023
HEARING DATE

ACTION OF BOARD	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

MariGrow, Inc. (the “Applicant”) submitted an application for special use for 2573-81 N. Lincoln Ave. (the “subject property”), in order to establish an Adult Use Cannabis Dispensary. The Zoning Board of Appeals (“ZBA”) held a public hearing on the Applicant’s application. At the public hearing, the ZBA heard testimony from the Applicant as well as an objector. At the conclusion of the public hearing, the ZBA approved the application.

II. APPLICATION BACKGROUND

The subject property is located in the Lincoln Park neighborhood. It is zoned C2-3 and is improved with a one-story vacant commercial building. The Applicant proposed to establish an Adult Use Cannabis Dispensary on the subject property. Pursuant to Section 17-3-0207-AAA.1 of the Chicago Zoning Ordinance, an Adult Use Cannabis Dispensary requires special use approval from the ZBA. 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 proposed adult use cannabis dispensary provided: (1) the special use is issued solely to the applicant, Marigrow, Inc.; (2) all on-site customer queuing occurs

within the building; and (3) the development is consistent with the design and layout of the plans and drawings dated August 14, 2023, prepared by Eastlake Studio.

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, August 18, 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**.

Counsel for the Objector, Neighbors Against a Marijuana Dispensary at 2573-81 Lincoln, Inc. ("Objector" or "Objector organization"), requested a two-month continuance of the public hearing. The basis for the continuance was that the Objector wanted additional time to prepare its case. Objector has submitted a FOIA request for the Applicant's application materials only a week prior to the public hearing and had received the City's answer to the FOIA request the day before the public hearing. This was despite the Objector's knowledge that this application would be coming before the ZBA for quite some time. The Applicant is a social equity cannabis applicant under the Illinois Cannabis Regulation and Tax Act and had undergone a lengthy process to arrive at the ZBA, including a Zoning Map Amendment which was passed by City Council on January 18, 2023.¹

All proper notices were sent out and the Applicant had been actively and transparently engaged with the community since 2021, well before the August 2023 ZBA hearing. Some of these engagements included the Applicant's meetings with the 43rd ward Alderman, the Wrightwood Community Association, the Lincoln Park Chamber of Commerce, small group meetings with various community stakeholders, and the Community meeting as required under the Chicago Zoning Ordinance. One set of notices were mailed out in March when the Applicant filed the application for special use and additional notices went out in May for the June 1, 2023 Community Meeting, which at least one officer of the Objector organization had attended. Further notice was provided through posting on the subject property and publication. Alderman Knudsen noted that in addition to weekly updates through the 43rd ward newsletter where community members were kept up to date with the status of the project, the Applicant met with community members, received and incorporated feedback and presented its plan of operation to over 30,000 residents via 43rd Ward newsletter.

Despite this notice, despite the Objector's officers attendance of the Community Meeting in June, and despite the Objector organization's formation and incorporation with the State, the Objector did not use any of the time it had to prepare a case, nor did it hire counsel and submit a FOIA request to the City until one week prior to the August 2023

¹ The Applicant held a community meeting for the Zoning Map Amendment although there was no requirement to do so.

ZBA hearing.² In summary, due process was afforded to the Objector as to the denial for continuance, and any hardship suffered by the Objector because of the denial was created by the Objector's expectation that a continuance would be granted.³

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

1. **Criteria for a Special Use.** Pursuant to Section 17-13-0905-A of the Chicago Zoning Ordinance, no special use application may be approved unless the 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.
2. **Additional Special Use Criteria for Cannabis Business Establishment.** Pursuant to Section 17-13-0905-G of the Chicago Zoning Ordinance, no special use for a cannabis business establishment may be approved unless the ZBA finds that the applicant for such special use has held at least one community meeting in the ward in which the cannabis business establishment is proposed to be located for the purpose of explaining the proposal and soliciting comments on it. Such community meeting must be held no later than two weeks prior to the date of the anticipated special use hearing before the ZBA. The applicant must notify the Chairman of the ZBA and the Alderman of the ward in which the cannabis business establishment is proposed to be located in writing of the time, place and purpose of the community meeting. The applicant must publish such notice in a newspaper of general circulation within the ward and the applicant must send written notice by USPS first class mail to the property owner of the subject property and to all property owners within 250 feet of the property lines of the subject property. Such applicant shall furnish a complete list of the names and last known addresses of the persons provided with such written notice as well as a written affidavit certifying compliance with such written notice to the Chairman of the ZBA on or before the public hearing is held by the ZBA, in a form prescribed by the Commissioner of the Department of Planning and Development.

² Also troubling to the ZBA, was that Counsel for the Objector could not answer the Chairman's question as to whether any of the Objector organization's members were property owners within 250 feet of the subject property.

³ The ZBA notes that at the hearing, Objector's Counsel stated that its case stood on its motion for a two (2) month continuance, which had been denied. Objector's Counsel declined to cross examine the Applicant's witnesses when afforded the opportunity and only had one witness testify.

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 C2-3 zoning district. Since a Cannabis Dispensary 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 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 Akele Parnell and Joseph M. 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 dispensary will provide a product that is in high demand and will occupy a space that has been fully vacant since 2015 and partially vacant since 2012. A tenant occupying the building enhances the general welfare because vacant retail spaces detract from a viable community. Additionally, there has not been a correlation between cannabis dispensaries and an increase in violent crime. Cannabis dispensaries have increased employment and generated tax revenue far beyond initial estimates while providing a safer purchasing environment for its customers. Joseph M. Ryan further testified that there will be little difference between the proposed use and the neighboring uses.

Paul Link, who testified for the objector, expressed concern about public smoking in nearby parks and stated without basis that smoking will either stay the same or increase as a result of this dispensary. Alderman Knudsen credibly testified that while the 43rd Ward has requested an increase in police staffing to address issues across the ward, he did not believe the proposed use would add an increased element of crime.

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 Akele Parnell, Joseph M. Ryan, and Jaime Magaliff, 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 Applicant will be reusing an existing building and the proposed improvements are appropriate

for the area which is characterized as highly urbanized with residential developments and a variety of commercial uses, including bars, restaurants, and retail stores.

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 Akele Parnell and Joseph M. 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 dispensary hours will be Monday through Sunday, 9:00am to 9:00pm, which are similar to the surrounding businesses in the area. The Applicant's security plan states that there will be additional lighting for security purposes. Exterior lighting will ensure full visibility of the entire premises at all times and will be adjusted for seasonal variations in daylight. As all queuing and purchases will take place indoors, there is not expected to be any additional noise outside what would be found in the vicinity of neighboring businesses, and the proposed use will not generate additional traffic over that of a typical commercial business in the area.

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

As evidenced by the testimony given by Akele Parnell, Gary Little, Joseph M. Ryan Dan Farrell, and Jaime Magaliff as well as the Applicant's transportation study, the proposed use is designed to promote pedestrian safety and comfort because doors to the building are provided with direct access to the public sidewalk. The proposed use is in a highly walkable and transportation-oriented neighborhood. The subject property is approximately two blocks north of the Chicago Transit Authority (CTA) Fullerton Red/Brown/Purple line station and approximately two blocks south of the Diversey Brown/Purple line station. Further, the following CTA bus routes are located approximately two blocks from the subject property: Route 8 - Halsted, Route 74 - Fullerton, Route 76 - Diversey, and Route 37 - Sedgwick. Additionally, a Divvy station and bike lanes are located adjacent to the subject site. Furthermore, as described in the Applicant's project narrative, deliveries will take place through an alley on the north side of the building and will not impede the public way.

Paul Link, who testified for the Objector, stated that school children walk past the subject property and posited that because the proposed dispensary will have security staff, school children could be caught in crossfire if there was a robbery. Overall, the Objector's witness had little foundation for this objection, provided no evidence in support of this point, and the ZBA was not convinced by the argument. Security is a requirement under Illinois law and the State has many specific safety requirements that dispensaries must follow. The ZBA has issued many other special uses for cannabis dispensaries around the City and is not aware of any reports of school children being caught in the crossfire of shootings between security and criminals at these locations. When asked, the Objector's witness was unable to articulate why it was believed that a Lincoln Park dispensary would be the exception. The ZBA also

notes that many other businesses have security including banks and bars, and that alone does not make a business an inherently dangerous place. The ZBA has reviewed the Applicant's security plan and does not believe the proposed use poses a danger to pedestrian safety and comfort.

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

Based on the Applicant's submissions to the ZONING BOARD OF APPEALS, the ZONING BOARD OF APPEALS finds that the Applicant has held its required community meeting in accordance with Section 17-13-0905-G of the Chicago Zoning Ordinance.

CONCLUSION AND FINAL DECISION OF THE ZONING BOARD OF APPEALS

1. 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 and 17-13-0905-G of the Chicago Zoning Ordinance.
2. 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, Marigrow, Inc.; (2) all on-site customer queuing occurs within the building; and (3) the development is consistent with the design and layout of the plans and drawings dated August 14, 2023, prepared by Eastlake 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 9/18, 2023.


Janine Klich-Jensen

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 1103

APPLICANT: 2037 N. Kenneth, Inc. Cal. No.271-23-S

APPEARANCE FOR: Nicholas Ftikas **MINUTES OF MEETING:**
October 20, 2023

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2351 W. Flournoy Street

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

ACTION OF BOARD – Continued to November 17, 2023 at 2:00pm.

THE VOTE

ZBA

NOV 20 2023

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ CHAIRMAN
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 1103

APPLICANT: 2037 N. Kenneth, Inc. Cal. No.272-23-Z

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

October 20, 2023

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2351 W. Flournoy Street

NATURE OF REQUEST: Application for a variation to reduce the rear setback from the required 30' to 20' on floors containing dwelling units for a proposed four-story, eight dwelling unit building.

ACTION OF BOARD – Continued to November 17, 2023 at 2:00pm.

THE VOTE

ZBA

NOV 20 2023

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ CHAIRMAN
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 1103

APPLICANT: 2037 N. Kenneth, Inc. Cal. No.273-23-S

APPEARANCE FOR: Nicholas Ftikas **MINUTES OF MEETING:**
October 20, 2023

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2355 W. Flourney Street

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

ACTION OF BOARD – Continued to November 17, 2023 at 2:00pm.

THE VOTE

ZBA

NOV 20 2023

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ CHAIRMAN
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 1103

APPLICANT: 2037 N. Kenneth, Inc. Cal. No.274-23-Z

APPEARANCE FOR: Nicholas Ftikas **MINUTES OF MEETING:**
October 20, 2023

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2355 W. Flournoy Street

NATURE OF REQUEST: Application for a variation to reduce the rear setback from the required 30' to 20' on floors containing dwelling units for a proposed four-story, eight dwelling unit building.

ACTION OF BOARD – Continued to November 17, 2023 at 2:00pm.

THE VOTE

ZBA

NOV 20 2023

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ CHAIRMAN
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: Michael Brooks, Christine Busby and Sigrid Brooks

Cal. No.275-23-S

APPEARANCE FOR: Mark Kupiec

MINUTES OF MEETING:
August 18, 2023

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2756-58 W. Chicago Avenue

NATURE OF REQUEST: Application for a special use to establish residential use below the second floor in an existing two-story building being converted from a ground floor restaurant with one dwelling unit above to a two-story detached single-family house with a proposed two-story rear addition.

ACTION OF BOARD – APPLICATION APPROVED

ZBA

THE VOTE

SEP 18 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 August 18, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on August 3, 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 residential use below the second floor in an existing two-story building being converted from a ground floor restaurant with one dwelling unit above to a two-story detached single-family house with a proposed two-story rear addition; 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 Demolition Floor Plans, New Floor Plans, and Exterior Elevations, dated August 10, 2023, and Site Plan, dated August 15, 2023, all prepared by Ron Negggers Architect.

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I 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 9/18, 2023.

APPROVED AS TO SUBSTANCE
Brian Sanchez
CHAIRMAN

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

APPLICANT: Wentworth 39, LLC Cal. No.276-23-S

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

APPEARANCE AGAINST: None August 18, 2023

PREMISES AFFECTED: 3708 W. Belmont Avenue

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

ACTION OF BOARD – APPLICATION APPROVED



ZBA

THE VOTE

SEP 18 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 August 18, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on August 3, 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 residential use below the second floor for a proposed three-story, three dwelling unit building, and a rear detached three car garage; a variation was also granted to the subject property in Cal. No. 277-23-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 plans and drawings, dated August 2, 2023, prepared by Vari Architects Ltd.

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I 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 9/18, 2023.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Wentworth 39, LLC

Cal. No.: 277-23-Z

APPEARANCE FOR: Mark Kupiec

MINUTES OF MEETING:
August 18, 2023

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3708 W. Belmont Avenue

NATURE OF REQUEST: Application for a variation to increase the number of off-street parking spaces for a transit served location from two to three for a proposed three-story, three dwelling unit building with three car garage which is located within 2,640' of a CTA rail station.

ACTION OF BOARD - VARIATION GRANTED

ZBA

SEP 18 2023

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

BRIAN SANCHEZ
ANGELA BROOKS
ZURICH ESPOSITO
SAM TOIA

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 18, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on August 3, 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 number of off-street parking spaces for a transit served location to three for a proposed three-story, three dwelling unit building with three car garage which is located within 2,640' of a CTA rail station; a special use was also approved for the subject property in Cal. No. 276-23-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): the development is consistent with the design and layout of the plans and drawings, dated August 2, 2023, prepared by Vari Architects Ltd.

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I 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 9/18, 2023.

APPROVED AS TO SUBSTANCE

Brian Sanchez
CHAIRMAN

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

APPLICANT: Ink Different Chicago, LLC Cal. No.278-23-S
APPEARANCE FOR: Tyler Manic **MINUTES OF MEETING:**
August 18, 2023
APPEARANCE AGAINST: None
PREMISES AFFECTED: 2351 W. North Avenue

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

ACTION OF BOARD – APPLICATION APPROVED



ZBA

THE VOTE

SEP 18 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 August 18, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on August 3, 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: the site is consistent with the Proposed Parking Plan, dated August 7, 2023, prepared by Andrew Wang Architect.

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I 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 9/15, 2023.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: ReNu IL dba Renu, LLC Cal. No.279-23-S

APPEARANCE FOR: Sylvia Michas **MINUTES OF MEETING:**
August 18, 2023

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3215-25 N. Western Avenue/2345-57 W. Melrose Street

NATURE OF REQUEST: Application for a special use to establish an adult use cannabis dispensary within an existing one-story brick building. The applicant will provide thirteen parking spaces for use by customers and employees.

ACTION OF BOARD – Continued to October 20, 2023 at 2:00 p.m.

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

APPLICANT: By the Hand Club for Kids Cal. No.280-23-S

APPEARANCE FOR: Graham Grady/Sylvia Michas **MINUTES OF MEETING:**
August 18, 2023

APPEARANCE AGAINST: None

PREMISES AFFECTED: 13015 S. Ellis Avenue

NATURE OF REQUEST: Application for a special use to establish a community center in an existing one-story building.

ACTION OF BOARD – APPLICATION APPROVED



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		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 18, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on August 3, 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 in an existing one-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: the special use is issued solely to the applicant, By the Hand Club for Kids, and the development is consistent with the design and layout of the plans and drawings, dated April 19, 2023, prepared by Present Future 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 9/18, 2023.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Eating Recovery Center, LLC dba Insight: Eating Disorder, Weight Management and Psychological Center, LLC dba Pathlight Mood and Anxiety Center and as Pathlight Behavioral Health G & I VIII MJW One East Erie, LLC **Cal. No.281-23-S**

APPEARANCE FOR: Thomas Moffitt

MINUTES OF MEETING:
August 18, 2023

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1 E. Erie Street, Suite 400, 4th Floor

NATURE OF REQUEST: Application for a special use to establish a thirty-bed transitional residence on the fourth floor of an existing six-story building which will provide psychological and behavioral therapy to persons suffering from eating disorders along with other co-morbidities and or primary mood, anxiety, and related disorders.

ACTION OF BOARD – APPLICATION APPROVED

ZBA

SEP 18 2023

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

BRIAN SANCHEZ
ANGELA BROOKS
ZURICH ESPOSITO
SAM TOIA

THE RESOLUTION:

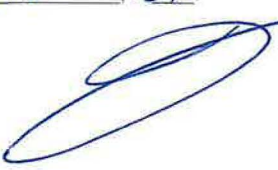
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 18, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on August 3, 2023; and

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 thirty-bed transitional residence on the fourth floor of an existing six-story building which will provide psychological and behavioral therapy to persons suffering from eating disorders along with other co-morbidities and or primary mood, anxiety, and related disorders; 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, Eating Recovery Center, LLC dba Insight: Eating Disorder, Weight Management and Psychological Center, LLC dba Pathlight Mood and Anxiety center and as Pathlight Behavioral Health; 2) the development is consistent with the design and layout of the Plat of Survey, dated October 28, 2005, prepared by Certified Survey, Inc., and Floor 4 Fit Plan dated April 4, 2017, prepared by Boulder Associates, Inc.; 3) the facility is utilized as transitional residence and treatment exclusively for residential psychological and behavioral therapy for persons suffering from eating disorders along with other co-morbidities and/or primary mood, anxiety and related disorders; and 4) there are no more than 30 residents at any time.

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 9/18, 2023 Page 24 of 73



APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: New City Redevelopment Limited Partnership **Cal. No.:** 282-23-Z

APPEARANCE FOR: Amy Kurson **MINUTES OF MEETING:**
August 18, 2023

APPEARANCE AGAINST: None

PREMISES AFFECTED: 4703 S. Justine Street

NATURE OF REQUEST: Application for a variation to reduce the rear setback from the required 30' to zero for a proposed six-story, mixed use building.

ACTION OF BOARD - VARIATION GRANTED

ZBA

THE VOTE

SEP 18 2023

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANGELA BROOKS
ZURICH ESPOSITO
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

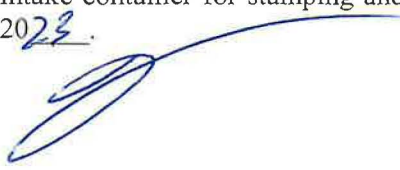
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 18, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on August 3, 2023; and

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 zero for a proposed six-story, mixed use building; an additional variation was granted to the subject property in Cal. No. 283-23-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 9/18, 2023.



APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: New City Redevelopment Limited Partnership

Cal. No.: 283-23-Z

APPEARANCE FOR: Amy Kurson

MINUTES OF MEETING:
August 18, 2023

APPEARANCE AGAINST: None

PREMISES AFFECTED: 4703 S. Justine Street

NATURE OF REQUEST: Application for a variation to reduce the ground floor commercial tenant space floor area from the required 2,973.84 square feet to 2,667.35 square feet for a proposed six-story, mixed use building.

ACTION OF BOARD - VARIATION GRANTED

ZBA

THE VOTE

SEP 18 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 August 18, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on August 3, 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 ground floor commercial tenant space floor area to 2,667.35 square feet for a proposed six-story, mixed use building; an additional variation was granted to the subject property in Cal. No. 282-23-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 9/18, 2023.



APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: E & O Builders

Cal. No.: 284-23-Z

APPEARANCE FOR: Agnes Plecka

MINUTES OF MEETING:
August 18, 2023

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3457 N. Keeler Avenue/3455-59 N. Milwaukee Avenue

NATURE OF REQUEST: Application for a variation to reduce the rear setback from the required 30' to 3', west side setback from 2.24' to 1' for a proposed four-story, seven dwelling unit building with a one and six car attached garages.

ACTION OF BOARD - VARIATION GRANTED

ZBA

THE VOTE

SEP 18 2023

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANGELA BROOKS
ZURICH ESPOSITO
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

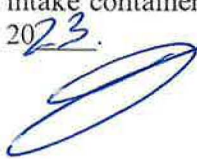
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 18, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on August 3, 2023; and

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 3', west side setback to 1' for a proposed four-story, seven dwelling unit building with a one and six car attached garages; an additional variation was granted to the subject property in Cal. No. 285-23-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 9/18, 2023.



APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: E & O Builders

Cal. No.: 285-23-Z

APPEARANCE FOR: Agnes Plecka

MINUTES OF MEETING:
August 18, 2023

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3457 N. Keeler Avenue/3455-59 N. Milwaukee Avenue

NATURE OF REQUEST: Application for a variation to reduce the ground floor commercial square footage from 1934 square feet to 1550 square feet for a proposed four-story, seven dwelling unit building with an attached one and six car garages.

ACTION OF BOARD - VARIATION GRANTED

ZBA

THE VOTE

SEP 18 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 August 18, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on August 3, 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 ground floor commercial square footage to 1550 square feet for a proposed four-story, seven dwelling unit building with an attached one and six car garages; an additional variation was granted to the subject property in Cal. No. 284-23-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 9/18, 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

DEC 18 2023

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

Hookah 312 LLC
APPLICANT(S)

286-23-S
CALENDAR NUMBER(S)

5762 N. Milwaukee Avenue
PREMISES AFFECTED

October 20, 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 type="checkbox"/>	<input checked="" 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

Hookah 312 LLC (the “Applicant”) submitted an application for special use at 5762 N. Milwaukee Avenue (the “subject property”), to operate a hookah bar. The Zoning Board of Appeals (“ZBA”) held a public hearing on the Applicant’s application. At the public hearing, the ZBA heard testimony from the Applicant and its supporters as well as the Department of Planning and Development (“DPD”), an Alderman, and an objector. At the conclusion of the public hearing, the ZBA approved the application.

II. APPLICATION BACKGROUND

The subject property is located in the Gladstone Park neighborhood. It is zoned B3-1 and is improved with a one-story commercial building and parking area. The Applicant proposed establish a hookah bar on the subject property. Pursuant to Section 17-3-0207-QQ(6) of the Chicago Zoning Ordinance, a hookah bar is a special use in a B3 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

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

Department of Planning and Development (the “Zoning Administrator”) recommended denial of the application.

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, October 20, 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* and as continued without further notice as provided under Section 17-13-0108-A of the Chicago Zoning Ordinance. The list of participants who provided sworn testimony is attached as the **Hearing Participant Exhibit**.

The ZBA notes that the Department of Planning and Development did not make a compelling case as to why it recommended denial of this Special Use application. DPD did not submit any evidence with its letter of recommendation nor did the letter contain detailed reasoning with regard to each of the Special Use criteria. At times, the reasoning was conclusory. Furthermore, the few reasons for denial such as hours of operation and operating characteristics were contradicted by the credible testimonies and evidence entered into the record by the Applicant and it was difficult to reconcile DPD’s testimony with the evidence entered into the record.

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 a hookah bar 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 credible testimony given by Baha Zhainakov, Gregory Nold, and Thomas Tsaganos, 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 proposed use will establish a Kyrgyz-style hookah lounge in order to both serve the local Kyrgyz community, for whom hookah is an important aspect of the culture, and share Kyrgyz culture with Chicago's Northwest side. The community will be well served by this cultural exchange and the Applicant's primary operators have nearly two decades of combined experience operating hookah establishments. While the shape of the property makes it difficult to operate many types of businesses, the proposed will also be beneficial for the community by reactivating this corner lot which has been vacant since March of 2020.

Edward Phillips who testified in opposition to the proposed use expressed concerns about "physically tired, chemically impaired customers" consuming "intoxicating chemicals" and driving home as well as the potential influence on local children. Alderman James Gardiner also echoed these concerns. The ZBA does not share this concern as hookah is not an intoxicating chemical. Further, the ZBA finds the opposition to a hookah lounge suspect since there are at least two other nearby businesses, the Gladstone Lounge and Three Counties Bar, that do sell intoxicating beverages from which patrons might drive home during the early morning hours. However, there did not seem to be any community opposition to those businesses.

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 Baha Zhainakov, Gregory Nold, and Laszlo Simovic, 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 conducted entirely within an existing building with no material external alterations being contemplated. The existing building is similar to the other improved lots along Milwaukee Avenue which generally comprises of one and two-story buildings with free standing and in-line structures.

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 credible testimony given by Baha Zhainakov and Gregory Nold, 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 for the following reasons: The immediate vicinity includes a wide assortment of commercial, mixed-use, multi-family, single-family, and ancillary residential development. The subject property is zoned B3-1, Community Shopping District, which accommodates a broad range of retail and service uses. Milwaukee Avenue is a busy, 5 lane commercial thoroughfare, with development along this road being mainly commercial. The proposed use fits in with the surrounding commercial establishments. As for the hours of operation, the ZBA is requiring that the Hookah Bar will be open no later than 10:00pm Sunday through Thursday, and no later than 12:00am on Friday and Saturday. In contrast, there are at least two neighboring liquor-serving establishments, the Gladstone Lounge and Three Counties Bar, which operate later into the night, to 2:00am seven days a week. The Applicant will not make any changes to outdoor lighting and the Applicant's operations will take place entirely inside the building on the subject property, so it is not expected that there will be any significant noise generation from the proposed use. Finally, the proposed use is not expected to generate traffic incompatible with that of the other businesses along the surrounding commercial thoroughfare.

The Assistant Commissioner of the Zoning Bureau testified on behalf of DPD that the proposed use would not fit into the character of the neighborhood. Multiple times she referenced "character of the neighborhood", but that alone is not a Special Use criterion. It is character in terms of design or character in terms of operating characteristics. As was stated above, DPD did not submit any evidence into the record aside from its letter of recommendation. Furthermore, what was troubling to the ZBA was the Assistant Commissioner of the Zoning Bureau's disclosure that she had been in communication with the objectors and had taken their objection into account in issuing DPD's recommendation for denial. Specifically, she stated, "the other thing that we focused on is also the -- there was -- understanding [] the neighborhood concerns." And later on, she stated that a lot of the denial recommendation "really stems from [that] there was so much opposition" In other words, DPD's recommendation was not based solely on the Special Use approval criteria and it seriously called into question the credibility of the Department's recommendation. Furthermore, the Assistant Commissioner of the Zoning Bureau Assistant testified that DPD did not look at the block north of the subject property, which means it took a very narrow approach to its study area when looking at the "character of the surrounding area in terms of operating characteristics." Finally, DPD's recommendation failed to recognize that the operating characteristics of similarly situated business establishments along that stretch of Milwaukee Avenue are similar to that of the proposed use.

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

As evidenced by the testimony given by Baha Zhainakov, Gregory Nold the proposed use is designed to promote pedestrian safety and comfort because the main ingress/egress to the building on the subject property is directly behind a “PACE Pulse” rapid transit stop on Milwaukee Ave. There is also a bicycle lane along Milwaukee Avenue that allows for easy access for bikers. Furthermore, there are a number of local bus routes that connect the subject property to both downtown Chicago and the northwest suburbs that promote pedestrian travel to and from the subject property.


The Assistant Commissioner of the Zoning Bureau expressed concerns about the curb cuts on the subject property, however other similarly situated businesses in the area appeared to have similarly sized curb cuts. When questioned by the ZBA, she was unable to clearly articulate why the proposed use would cause a problem with the existing curb cuts while other potential uses might not be. In fact, the subject property appears to be better situated in terms of pedestrian safety than other surrounding properties when it comes to the curb cuts. When looking at photos of the subject property, it appears the bus stop acts as a “curb extension” which would require automobiles to have a larger turning radius at a reduced speed.

CONCLUSION AND FINAL DECISION OF THE ZONING BOARD OF APPEALS

1. 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.
2. 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 Hookah Bar is open no later than 10:00pm Sunday through Thursday, and no later than 12:00am on Friday and Saturday; and (2) that there be no BYOB

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 12/18, 2023.



Janine Klich-Jensen

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

APPLICANT: Steven B. Fram and Lisa S. Rosen **Cal. No.:** 287-23-Z
APPEARANCE FOR: Warren Silver **MINUTES OF MEETING:**
August 18, 2023
APPEARANCE AGAINST: None
PREMISES AFFECTED: 1302 E. Madison Park

NATURE OF REQUEST: Application for a variation to reduce the front setback from the required 15' to 9.38'. west side setback from 4' to 0.15' (east to be 11.78') for a proposed new front porch with stairs and new walls on an existing two-story, single-family residence.

ACTION OF BOARD - VARIATION GRANTED

ZBA

THE VOTE

SEP 18 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 August 18, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on August 3, 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 front setback to 9.38'. west side setback to 0.15' (east to be 11.78') for a proposed new front porch with stairs and new walls on an existing two-story, single-family residence; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

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

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I 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 9/18, 2023.



APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Cloud Property Management, LLC 2018 Series **Cal. No.:** 288-23-Z

APPEARANCE FOR: Ximena Castro

MINUTES OF MEETING:
August 18, 2023

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2018 W. 21st Place

NATURE OF REQUEST: Application for a variation to reduce the front setback from the required 7.6' to zero, rear setback from 30' to zero, west side setback from 2' to zero for a proposed third floor addition to a two story, six dwelling unit building to be converted to nine dwelling unit building.

ACTION OF BOARD - VARIATION GRANTED

ZBA

THE VOTE

SEP 18 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 August 18, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on August 3, 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 front setback to zero, rear setback to zero, west side setback to zero for a proposed third floor addition to a two story, six dwelling unit building to be converted to nine dwelling unit building; an additional variation was granted to the subject property in Cal. No. 289-23-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 9/18, 2023.

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Cloud Property Management, LLC 2018 Series **Cal. No.:** 289-23-Z

APPEARANCE FOR: Ximena Castro **MINUTES OF MEETING:**
August 18, 2023

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2018 W. 21st Place

NATURE OF REQUEST: Application for a variation to reduce the number of off-street parking spaces for a transit served location from three to zero to convert an existing six dwelling unit building to a nine-dwelling unit building which is located within 2,640' of a CTA rail station.

ACTION OF BOARD - VARIATION GRANTED

ZBA

THE VOTE

SEP 18 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 August 18, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on August 3, 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 to convert an existing six dwelling unit building to a nine-dwelling unit building which is located within 2,640' of a CTA rail station; an additional variation was granted to the subject property in Cal. No. 288-23-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 9/18, 2023.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Estilios Hair Studio, LLC Cal. No.290-23-S

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

APPEARANCE AGAINST: None August 18, 2023

PREMISES AFFECTED: 4027 W. Montrose Avenue

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

ACTION OF BOARD – APPLICATION APPROVED

ZBA

THE VOTE

SEP 18 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 August 18, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on August 3, 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 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 9/18, 2023

APPROVED AS TO SUBSTANCE

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

APPLICANT: Bresani, LLC Cal. No.291-23-S
APPEARANCE FOR: Sara Barnes **MINUTES OF MEETING:**
August 18, 2023
APPEARANCE AGAINST: None
PREMISES AFFECTED: 3121 N. Clybourn Avenue

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.

ACTION OF BOARD – APPLICATION APPROVED

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		

THE RESOLUTION:

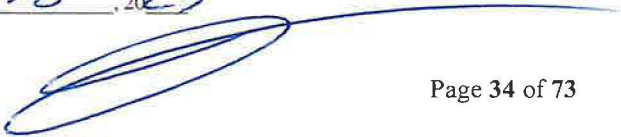
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 18, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on August 3, 2023; and

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 residential use below the second floor for a proposed three-story six dwelling unit building; an additional special use was approved for the subject property in Cal. No. 292-23-S; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony 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 plans and drawings, dated August 18, 2023, prepared by 360 Design Studio, LLC.

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I 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 9/18/23



APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Bresani, LLC Cal. No.292-23-S
APPEARANCE FOR: Sara Barnes **MINUTES OF MEETING:**
APPEARANCE AGAINST: None August 18, 2023
PREMISES AFFECTED: 3125 N. Clybourn Avenue

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.

ACTION OF BOARD – APPLICATION APPROVED

ZBA

SEP 18 2023

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

BRIAN SANCHEZ
ANGELA BROOKS
ZURICH ESPOSITO
SAM TOIA

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 18, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on August 3, 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 residential use below the second floor for a proposed three-story six dwelling unit building; an additional special use was approved for the subject property in Cal. No. 291-23-S; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony 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 plans and drawings, dated August 18, 2023, prepared by 360 Design Studio, LLC.

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I 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 9/18, 2023.



APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: 1423-1425-1427 N. Sedgwick Street, LLC

Cal. No.: 293-23-Z

APPEARANCE FOR: Nicholas Ftikas

MINUTES OF MEETING:
January 19, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1421 N. Sedgwick Avenue

NATURE OF REQUEST: Application for a variation to reduce the rear setback on floors containing dwelling units from the required 30' to 6.92' for a proposed six-story, twenty-three dwelling unit building with nine parking spaces and rear raised decks.

ACTION OF BOARD – Continued to February 16, 2024 at 2:00pm.

ZBA

FEB 21 2024

**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: 1423-1425-1427 N. Sedgwick Street, LLC

Cal. No.: 294-23-Z

APPEARANCE FOR: Nicholas Ftikas

MINUTES OF MEETING:
January 19, 2024

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1421 N. Sedgwick Avenue

NATURE OF REQUEST: Application for a variation to eliminate the one required 10' x 25' loading berth for a proposed six-story, twenty-three dwelling unit building with nine parking spaces and rear raised decks.

ACTION OF BOARD – Continued to February 16, 2024 at 2:00pm.

ZBA

FEB 21 2024

**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: Chicago Board of Education

Cal. No.: 295-23-Z

APPEARANCE FOR: Scott Borstein

MINUTES OF MEETING:
August 18, 2023

APPEARANCE AGAINST: None

PREMISES AFFECTED: 5703 W. 64th Street

NATURE OF REQUEST: Application for a variation to reduce the interior trees from the required thirty to eight and to eliminate the 7' landscape setback along Major Avenue (with trees and shrubs) and to allow 10' ornamental fence along Major Avenue instead of maximum 6' fence and to allow the 6' chain link fence along the west side of the property instead of the required ornamental fence (front yard setback area) and instead of the required wooden screening fence (west side of lot except the front yard) and to eliminate the hose bibs requirement for the existing drivers education lot.

ACTION OF BOARD - VARIATION GRANTED

ZBA

THE VOTE

SEP 18 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 August 18, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on August 3, 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 interior trees to eight and to eliminate the 7' landscape setback along Major Avenue (with trees and shrubs) and to allow 10' ornamental fence along Major Avenue instead of maximum 6' fence and to allow the 6' chain link fence along the west side of the property instead of the required ornamental fence (front yard setback area) and instead of the required wooden screening fence (west side of lot except the front yard) and to eliminate the hose bibs requirement for the existing drivers education lot; 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 9/18/23.

APPROVED AS TO SUBSTANCE
Brian Sanchez
CHAIRMAN

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

APPLICANT: Chicago Board of Education

Cal. No.: 296-23-Z

APPEARANCE FOR: Scott Borstein

MINUTES OF MEETING:
August 18, 2023

APPEARANCE AGAINST: None

PREMISES AFFECTED: 5411 W. Fullerton Avenue

NATURE OF REQUEST: Application for a variation to reduce the front setback from the required 20' to zero, west setback from 17.17' to zero for a proposed 8' open metal fence to an existing school.

ACTION OF BOARD - VARIATION GRANTED

ZBA

THE VOTE

SEP 18 2023

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANGELA BROOKS
ZURICH ESPOSITO
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

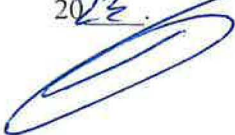
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 18, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on August 3, 2023; and

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 front setback to zero, west setback to zero for a proposed 8' open metal fence to an existing school; 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 9/18, 2023.



APPROVED AS TO SUBSTANCE
Brian Sanchez
CHAIRMAN

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

APPLICANT: Red S.O.N., LLC **Cal. No.:** 297-23-Z
APPEARANCE FOR: Ximena Castro **MINUTES OF MEETING:**
APPEARANCE AGAINST: None August 18, 2023
PREMISES AFFECTED: 2629 W. 23rd Street

NATURE OF REQUEST: Application for a variation to reduce the west setback from the required 2' to 0.95' (east side setback to be 2.6'), combined side yard setback from 4.8' to 3.55' for a proposed rear three-story addition with rear porch and a new third story addition on an existing three-story, two dwelling unit to be converted to a three dwelling unit building.

ACTION OF BOARD - VARIATION GRANTED

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		

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 18, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on August 3, 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 west setback to 0.95' (east side setback to be 2.6'), combined side yard setback to 3.55' for a proposed rear three-story addition with rear porch and a new third story addition on an existing three-story, two dwelling unit to be converted to a three dwelling unit building; an additional variation was granted to the subject property in Cal. No. 298-23-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 9/18, 2023.



APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Red S.O.N., LLC

Cal. No.: 298-23-Z

APPEARANCE FOR: Ximena Castro

MINUTES OF MEETING:
August 18, 2023

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2629 W. 23rd Street

NATURE OF REQUEST: Application for a variation to reduce the minimum lot area per unit from the required 3,000 square feet to 2,978.4 for a proposed rear three-story addition with rear porch and a new third story addition on an existing three-story, two dwelling unit building to be converted to a three dwelling unit building.

ACTION OF BOARD - VARIATION GRANTED

ZBA

SEP 18 2023

**CITY OF CHICAGO
ZONING BOARD**

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

BRIAN SANCHEZ
ANGELA BROOKS
ZURICH ESPOSITO
SAM TOIA

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 18, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on August 3, 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 per unit to 2,978.4 for a proposed rear three-story addition with rear porch and a new third story addition on an existing three-story, two dwelling unit building to be converted to a three dwelling unit building; an additional variation was granted to the subject property in Cal. No. 297-23-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 9/18, 2023.

APPROVED AS TO SUBSTANCE

Janine Klich-Jensen
CHAIRMAN

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

APPLICANT: Fadeco Inc. Cal. No.299-23-S
APPEARANCE FOR: Ximena Castro **MINUTES OF MEETING:**
August 18, 2023
APPEARANCE AGAINST: None
PREMISES AFFECTED: 4231 N. Kedzie Avenue

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

ACTION OF BOARD – APPLICATION APPROVED

ZBA

SEP 18 2023

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

BRIAN SANCHEZ
ANGELA BROOKS
ZURICH ESPOSITO
SAM TOIA

THE RESOLUTION:

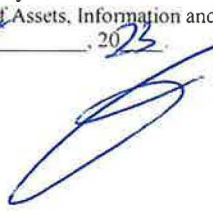
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 18, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on August 3, 2023; and

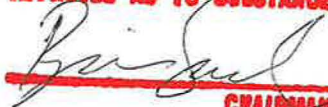
WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a hair salon; expert testimony was offered 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 9/18, 2023.



APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Gary Shlahtichman, Katrina Slavik

Cal. No.: 300-23-Z

APPEARANCE FOR: Ximena Castro

MINUTES OF MEETING: August 18, 2023

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3118 N. Spaulding Avenue

NATURE OF REQUEST: Application for a variation to reduce the north side setback from the required 2' to 1.53', south side setback from 2' to 1.77', combined side yard setback from 5' to 3.3' for a proposed second floor upper story addition to an existing two-story, single-family residence.

ACTION OF BOARD - VARIATION GRANTED

ZBA

THE VOTE

SEP 18 2023

CITY OF CHICAGO ZONING BOARD OF APPEALS

BRIAN SANCHEZ ANGELA BROOKS ZURICH ESPOSITO SAM TOIA

Table with 3 columns: AFFIRMATIVE, NEGATIVE, ABSENT. Rows for Brian Sanchez, Angela Brooks, Zurich Esposito, Sam Toia.

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 18, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on August 3, 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 1.53', south side setback to 1.77', combined side yard setback to 3.3' for a proposed second floor upper story addition to an existing two-story, single-family residence; an additional variation was granted to the subject property in Cal. No. 301-23-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 9/18, 2023.

APPROVED AS TO SUBSTANCE

Signature of Brian Sanchez, CHAIRMAN

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

APPLICANT: Gary Shlahtichman, Katrina Slavik

Cal. No.: 301-23-Z

APPEARANCE FOR: Ximena Castro

MINUTES OF MEETING:

August 18, 2023

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3118 N. Spaulding Avenue

NATURE OF REQUEST: Application for a variation to expand the existing floor area by 99.17 square feet with a proposed second floor upper story addition to the existing two-story, single-family residence.

ACTION OF BOARD - VARIATION GRANTED

ZBA

THE VOTE

SEP 18 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 August 18, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on August 3, 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 the existing floor area by 99.17 square feet with a proposed second floor upper story addition to the existing two-story, single-family residence; an additional variation was granted to the subject property in Cal. No. 300-23-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 9/18, 2023.

APPROVED AS TO SUBSTANCE

Janine Klich-Jensen
CHAIRMAN

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

APPLICANT: 2350 Buyers, LLC

Cal. No.: 302-23-Z

APPEARANCE FOR: Ximena Castro

MINUTES OF MEETING:
August 18, 2023

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2350 S. Leavitt Street

NATURE OF REQUEST: Application for a variation to reduce the front setback from the required 13.08' to 0.26', north side setback from 2' to 0.4' (south to be 3.11'), combined side yard setback from 4.8' to 3.51', rear setback from 32.7' to 27.26' for a proposed second and third floor upper story addition with rear open patios and rear open access steps 24.42' above grade to the existing one-story residential unit being converted to a three-story, six dwelling unit building.

ACTION OF BOARD - VARIATION GRANTED

ZBA

THE VOTE

SEP 18 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 August 18, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on August 3, 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 front setback to 0.26', north side setback to 0.4' (south to be 3.11'), combined side yard setback to 3.51', rear setback to 27.26' for a proposed second and third floor upper story addition with rear open patios and rear open access steps 24.42' above grade to the existing one-story residential unit being converted to a three-story, six dwelling unit building; two additional variations were granted to the subject property in Cal. No. 303-23-Z and 304-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: 2350 Buyers, LLC

Cal. No.: 303-23-Z

APPEARANCE FOR: Ximena Castro

MINUTES OF MEETING:
August 18, 2023

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2350 S. Leavitt Street

NATURE OF REQUEST: Application for variation to reduce the rear yard open space from the required 216 square feet to zero, for a proposed second and third floor upper story addition with rear open patios and rear open access steps 24.42' above grade to the existing one-story residential unit being converted to a three-story, six dwelling unit building.

ACTION OF BOARD - VARIATION GRANTED

ZBA

THE VOTE

SEP 18 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 August 18, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on August 3, 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 yard open space to zero, for a proposed second and third floor upper story addition with rear open patios and rear open access steps 24.42' above grade to the existing one-story residential unit being converted to a three-story, six dwelling unit building; two additional variations were granted to the subject property in Cal. No. 302-23-Z and 304-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 9/18, 2023.



APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: 2350 Buyers, LLC

Cal. No.: 304-23-Z

APPEARANCE FOR: Ximena Castro

MINUTES OF MEETING:
August 18, 2023

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2350 S. Leavitt Street

NATURE OF REQUEST: Application for a variation to reduce the number of off-street parking spaces for a transit served location from six to two for a proposed second and third floor upper story addition with rear open patios and rear open access steps 24.42' above grade to the existing one-story residential unit being converted to a three-story, six dwelling unit building.

ACTION OF BOARD - VARIATION GRANTED

ZBA

THE VOTE

SEP 18 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 August 18, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on August 3, 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 two for a proposed second and third floor upper story addition with rear open patios and rear open access steps 24.42' above grade to the existing one-story residential unit being converted to a three-story, six dwelling unit building; two additional variations were granted to the subject property in Cal. No. 302-23-Z and 303-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 9/18, 2023.

APPROVED AS TO SUBSTANCE

Janine Klich-Jensen
CHAIRMAN

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

APPLICANT: 1100 Grand Chicago Owner, LLC Cal. No.305-23-S

APPEARANCE FOR: Katie Jahnke Dale **MINUTES OF MEETING:**

September 15, 2023

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1100 W. Grand Avenue

NATURE OF REQUEST: Application for a special use to establish residential use below the second floor for a proposed seven-story, ninety-nine dwelling unit building with twenty-eight parking spaces.

ACTION OF BOARD – APPLICATION APPROVED

RECEIVED

THE VOTE

OCT 23 2023

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANN MACDONALD
VAISHALI RAO
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
ABSENT		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 15, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on August 31, 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 residential use below the second floor for a proposed seven-story, ninety-nine dwelling unit building with twenty-eight parking spaces; five variations were also granted to the subject property in Cal. Nos. 345-23-Z, 346-23-Z, 306-23-Z, 307-23-Z, and 308-23-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: provided the development is consistent with the design and layout of the Cover Sheet, Transit Served Location Information, Ground Level Landscape Plan, Architectural Site Plan, Ground Level Floor Plan, Level 02 Floor Plan, Levels 03-05 Typ. Floor Plan – Type A Units, Levels 03-05 Typ. Floor Plan – Type B Units, Level 06 Floor Plan, Level 07 Floor Plan, Roof Plan, dated September 13, 2023, and Building Elevations, dated September 14, 2023, prepared by bKL Architecture, LLC.

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I 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 10/23/23, 2023

APPROVED AS TO SUBSTANCE
Brian Sanchez
CHAIRMAN

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

APPLICANT: 1100 Grand Chicago Owner, LLC **Cal. No.:** 306-23-Z
APPEARANCE FOR: Katie Jahnke Dale **MINUTES OF MEETING:**
 September 15, 2023
APPEARANCE AGAINST: None
PREMISES AFFECTED: 1100 W. Grand Avenue

NATURE OF REQUEST: Application for a variation to reduce the rear setback on floors with dwelling units from the required 30' to zero for a proposed seven-story, ninety-nine dwelling unit building with twenty-eight parking spaces.

ACTION OF BOARD - VARIATION GRANTED

RECEIVED

OCT 23 2023

CITY OF CHICAGO
 ZONING BOARD
 OF APPEALS

BRIAN SANCHEZ
 ANN MACDONALD
 VAISHALI RAO
 SAM TOIA

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
ABSENT		

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 15, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on August 31, 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 with dwelling units to zero for a proposed seven-story, ninety-nine dwelling unit building with twenty-eight parking spaces; a special use was approved and four additional variations were granted to the subject property in Cal. Nos. 305-23-S, 346-23-Z, 306-23-Z, 307-23-Z, and 308-23-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): provided the development is consistent with the design and layout of the Cover Sheet, Transit Served Location Information, Ground Level Landscape Plan, Architectural Site Plan, Ground Level Floor Plan, Level 02 Floor Plan, Levels 03-05 Typ. Floor Plan – Type A Units, Levels 03-05 Typ. Floor Plan – Type B Units, Level 06 Floor Plan, Level 07 Floor Plan, Roof Plan, dated September 13, 2023, and Building Elevations, dated September 14, 2023, prepared by bKL Architecture, LLC.

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I 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 10/23, 2023.



APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: 1100 Grand Chicago Owner, LLC **Cal. No.:** 307-23-Z
APPEARANCE FOR: Katie Jahnke Dale **MINUTES OF MEETING:**
 September 15, 2023
APPEARANCE AGAINST: None
PREMISES AFFECTED: 1100 W. Grand Avenue

NATURE OF REQUEST: Application for a variation to reduce the number of off-street parking spaces for a transit served location from ninety-nine to thirty for a proposed seven-story, ninety-nine dwelling unit building with twenty-eight parking spaces located within 2,640' of a CTA station.

ACTION OF BOARD - VARIATION GRANTED

RECEIVED

OCT 23 2023

CITY OF CHICAGO
 ZONING BOARD
 OF APPEALS

BRIAN SANCHEZ
 ANN MACDONALD
 VAISHALI RAO
 SAM TOIA

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
ABSENT		

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 15, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on August 31, 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 thirty for a proposed seven-story, ninety-nine dwelling unit building with twenty-eight parking spaces located within 2,640' of a CTA station; a special use was approved and four additional variations were granted to the subject property in Cal. Nos. 305-23-S, 345-23-Z, 346-23-Z, 306-23-Z, and 308-23-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): provided the development is consistent with the design and layout of the Cover Sheet, Transit Served Location Information, Ground Level Landscape Plan, Architectural Site Plan, Ground Level Floor Plan, Level 02 Floor Plan, Levels 03-05 Typ. Floor Plan – Type A Units, Levels 03-05 Typ. Floor Plan – Type B Units, Level 06 Floor Plan, Level 07 Floor Plan, Roof Plan, dated September 13, 2023, and Building Elevations, dated September 14, 2023, prepared by bKL Architecture, LLC.

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I 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 10/23, 2023.



APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: 1100 Grand Chicago Owner, LLC **Cal. No.:** 308-23-Z
APPEARANCE FOR: Katie Jahnke Dale **MINUTES OF MEETING:**
September 15, 2023
APPEARANCE AGAINST: None
PREMISES AFFECTED: 1100 W. Grand Avenue

NATURE OF REQUEST: Application for a variation to eliminate the one required 10' x 25' loading berth for a proposed seven-story, ninety-nine dwelling unit building with twenty-eight parking spaces.

ACTION OF BOARD - VARIATION GRANTED

RECEIVED

OCT 23 2023

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANN MACDONALD
VAISHALI RAO
SAM TOIA

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
ABSENT		

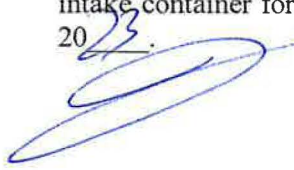
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 15, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on August 31, 2023; and

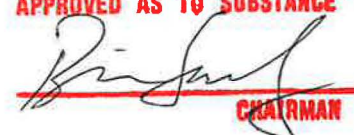
WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to eliminate the one required 10' x 25' loading berth for a proposed seven-story, ninety-nine dwelling unit building with twenty-eight parking spaces; a special use was approved and four additional variations were granted to the subject property in Cal. Nos. 305-23-S, 345-23-Z, 346-23-Z, 306-23-Z, and 307-23-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): provided the development is consistent with the design and layout of the Cover Sheet, Transit Served Location Information, Ground Level Landscape Plan, Architectural Site Plan, Ground Level Floor Plan, Level 02 Floor Plan, Levels 03-05 Typ. Floor Plan – Type A Units, Levels 03-05 Typ. Floor Plan – Type B Units, Level 06 Floor Plan, Level 07 Floor Plan, Roof Plan, dated September 13, 2023, and Building Elevations, dated September 14, 2023, prepared by bKL Architecture, LLC.

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I 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 10/23, 2023.



APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Platinum Coffee, Inc. Cal. No.309-23-S
APPEARANCE FOR: Nicholas Ftikas **MINUTES OF MEETING:**
August 18, 2023
APPEARANCE AGAINST: None
PREMISES AFFECTED: 6254 N. Western Avenue

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

ACTION OF BOARD – APPLICATION APPROVED

ZBA

THE VOTE

SEP 18 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 August 18, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on August 3, 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 one drive-through lane to serve a proposed fast-food restaurant; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony 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, Platinum Coffee, Inc., and the development is consistent with the design and layout of the plans and drawings dated August 18, 2023 (Revision #5), prepared by Kolbrook 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 9/18 2023



APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: 2611 W. 21st Street, LLC

Cal. No.: 310-23-Z

APPEARANCE FOR: Nicholas Ftikas

MINUTES OF MEETING:
August 18, 2023

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2611 W. 21st Street

NATURE OF REQUEST: Application for a variation to reduce the required number of parking spaces from three to two for a proposed two-story, three dwelling unit building and rear two car parking pad.

ACTION OF BOARD - VARIATION GRANTED

ZBA

THE VOTE

SEP 18 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 August 18, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on August 3, 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 required number of parking spaces to two for a proposed two-story, three dwelling unit building and rear two car parking pad; 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 9/18, 2023.



APPROVED AS TO SUBSTANCE

CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 1103

APPLICANT: Adam and Jacqueline Ibrahim

Cal. No.: 311-23-Z

APPEARANCE FOR: Thomas Moore

MINUTES OF MEETING:
October 20, 2023

APPEARANCE AGAINST: None

PREMISES AFFECTED: 10619 S. St. Louis Avenue

NATURE OF REQUEST: Application for a variation to reduce the rear setback from the required 53' to 6.41', north side setback from 4' to 3.40', south side setback from 4' to 2.92', combined side setback from 11.25' to 6.32' to allow an as built detached accessory garage with unfinished attic storage level to serve the existing single-family residence.

ACTION OF BOARD - VARIATION GRANTED

ZBA

THE VOTE

NOV 20 2023

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ CHAIRMAN
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 October 20, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on August 3, 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 6.41', north side setback to 3.40', south side setback to 2.92', combined side setback to 6.32' to allow an as built detached accessory garage with unfinished attic storage level to serve the existing single-family residence; an additional variation was granted to the subject property in Cal. No. 312-23-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 11/20, 2023.

APPROVED AS TO SUBSTANCE

CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 1103

APPLICANT: Adam and Jacqueline Ibrahim **Cal. No.:** 312-23-Z
APPEARANCE FOR: Thomas Moore **MINUTES OF MEETING:**
 October 20, 2023
APPEARANCE AGAINST: None
PREMISES AFFECTED: 10619 S. St. Louis Avenue

NATURE OF REQUEST: Application for a variation to reduce the rear yard open space from the required 461.46 square feet to zero for an as built detached accessory garage with unfinished attic storage level to serve the existing single-family residence.

ACTION OF BOARD - VARIATION GRANTED

ZBA

THE VOTE

NOV 20 2023
 CITY OF CHICAGO
 ZONING BOARD
 OF APPEALS

BRIAN SANCHEZ CHAIRMAN
 ANGELA BROOKS
 ZURICH ESPOSITO
 SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

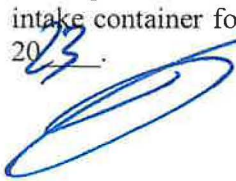
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 20, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on August 3, 2023; and

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 yard open space to zero for an as built detached accessory garage with unfinished attic storage level to serve the existing single-family residence; an additional variation was granted to the subject property in Cal. No. 311-23-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 11/20, 2023.



APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: 327 W. Armitage, LLC

Cal. No.: 313-23-Z

APPEARANCE FOR: Thomas Moore

MINUTES OF MEETING:
August 18, 2023

APPEARANCE AGAINST: None

PREMISES AFFECTED: 327 W. Armitage Avenue

NATURE OF REQUEST: Application for a variation to reduce the west side setback from the required 2' to zero (east to be 0.42'), combined side yard setback from 4.8' to 0.42', rear setback from 30.64' to 10.49' for a proposed rear second story addition and a rear second story open deck and two-story stair at the existing two-story, three dwelling unit building with three open parking spaces.

ACTION OF BOARD - VARIATION GRANTED

ZBA

THE VOTE

SEP 18 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 August 18, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on August 3, 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 west side setback to zero (east to be 0.42'), combined side yard setback to 0.42', rear setback to 10.49' for a proposed rear second story addition and a rear second story open deck and two-story stair at the existing two-story, three dwelling unit building with three open parking spaces; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

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

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I 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 9/18, 2023.

APPROVED AS TO SUBSTANCE

Brian Sanchez
CHAIRMAN

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

APPLICANT: 513 N. Hartland, LLC

Cal. No.: 314-23-Z

APPEARANCE FOR: Thomas Moore

MINUTES OF MEETING:
August 18, 2023

APPEARANCE AGAINST: None

PREMISES AFFECTED: 513 N. Hartland Court

NATURE OF REQUEST: Application for a variation to reduce the front setback from the required 7.75' to 6', north and south side setbacks from 2' to zero, combined side yard setback from 4.6' to zero, rear setback from 22.12' to 5' for a proposed three-story, single-family residence with third floor front roof deck and attached two-car garage accessed by a public alley that includes an accessory building roof top deck covered pergola and screen walls at 18.16' in height.

ACTION OF BOARD - VARIATION GRANTED

ZBA

THE VOTE

SEP 18 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 August 18, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on August 3, 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 front setback to 6', north and south side setbacks to zero, combined side yard setback to zero, rear setback to 5' for a proposed three-story, single-family residence with third floor front roof deck and attached two-car garage accessed by a public alley that includes an accessory building roof top deck covered pergola and screen walls at 18.16' in height; an additional variation was granted to subject property in Cal. No. 315-23-Z; Ms. Robinson of 514 N. Hermitage Avenue entered her appearance at the public hearing and after having her questions answered by the applicant, testified that she not object to the application; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

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

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I 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 9/18, 2023.

APPROVED AS TO SUBSTANCE

Brian Sanchez
CHAIRMAN

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

APPLICANT: 513 N. Hartland, LLC

Cal. No.: 315-23-Z

APPEARANCE FOR: Thomas Moore

MINUTES OF MEETING:
August 18, 2023

APPEARANCE AGAINST: None

PREMISES AFFECTED: 513 N. Hartland Court

NATURE OF REQUEST: Application for a variation to relocate the 95.4 square feet of rear yard open space to an accessory building roof top deck for a proposed three-story single-family residence with third floor front deck and a two-car attached garage with and accessory rooftop deck covered with a pergola and screen walls at 18.16' in height.

ACTION OF BOARD - VARIATION GRANTED

ZBA

THE VOTE

SEP 18 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 August 18, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on August 3, 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 the 95.4 square feet of rear yard open space to an accessory building roof top deck for a proposed three-story single-family residence with third floor front deck and a two-car attached garage with and accessory rooftop deck covered with a pergola and screen walls at 18.16' in height; an additional variation was granted to subject property in Cal. No. 314-23-Z; Ms. Robinson of 514 N. Hermitage Avenue entered her appearance at the public hearing and after having her questions answered by the applicant, testified that she not object to the application; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

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

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I 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 9/18, 2023.

APPROVED AS TO SUBSTANCE

[Signature]
CHAIRMAN

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

APPLICANT: Rex L. Jose

Cal. No.: 316-23-Z

APPEARANCE FOR: Elizabeth Santos

MINUTES OF MEETING:

August 18, 2023

APPEARANCE AGAINST: None

PREMISES AFFECTED: 10009 S. Beverly Avenue

NATURE OF REQUEST: Application for a variation to reduce the front setback from 63.15 to 29', rear setback from 32.2' to 22.5' for a proposed two-story, single-family residence, rear deck and attached two car garage.

ACTION OF BOARD - VARIATION GRANTED

ZBA

THE VOTE

SEP 18 2023
CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANGELA BROOKS
ZURICH ESPOSITO
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

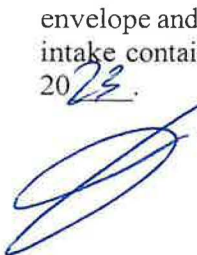
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 18, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on August 3, 2023; and

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 front setback to 29', rear setback to 22.5' for a proposed two-story, single-family residence, rear deck and attached two car garage; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

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

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I 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 9/18, 2023.



APPROVED AS TO SUBSTANCE

Brian Sanchez
CHAIRMAN

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

APPLICANT: Suzana D’Silva and Ian D’Silva
APPEARANCE FOR: Caryn Shaw
APPEARANCE AGAINST: None
PREMISES AFFECTED: 1911 N. Francisco Avenue

Cal. No.: 317-23-Z

MINUTES OF MEETING:
August 18, 2023

NATURE OF REQUEST: Application for a variation to reduce the front setback from the required 17.74' to 9' for a proposed two story, two dwelling unit building with two-car detached garage.

ACTION OF BOARD - VARIATION DENIED – FAILED TO MEET VARIATION STANDARDS

ZBA

SEP 18 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		

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Suzana D’Silva and Ian D’Silva **Cal. No.:** 318-23-Z
APPEARANCE FOR: Caryn Shaw **MINUTES OF MEETING:**
APPEARANCE AGAINST: None August 18, 2023
PREMISES AFFECTED: 1911 N. Francisco Avenue

NATURE OF REQUEST: Application for a variation to reduce the minimum lot area per unit from 3,000 square feet to 2,819.25 square feet for a proposed two-story, two dwelling unit building with a detached two car garage.

ACTION OF BOARD - VARIATION DENIED – FAILED TO MEET VARIATION STANDARDS

ZBA

SEP 18 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		

APPROVED AS TO SUBSTANCE
Brian Sanchez
CHAIRMAN

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

APPLICANT: AG Bells II, LLC Cal. No.319-23-S

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

August 18, 2023

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2355 W. Washington Boulevard

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

ACTION OF BOARD – APPLICATION APPROVED

ZBA

THE VOTE

SEP 18 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 August 18, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on August 3, 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 drive through facility to serve a proposed fast-food restaurant; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony 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, AG Bells II, LLC, and the development is consistent with Site Plan, Landscape Plan, and Landscape Notes and Details, dated August 17, 2023, prepared by Kimley-Horn and Associates, Inc., and the Equipment/Seating Plan and Exterior Elevations, dated August 17, 2023, prepared by MRV Architectes, Inc.

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 9/18, 2023

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Abraham Garcia dba Casanova Salon Cal. No.320-23-S
APPEARANCE FOR: Same as Applicant **MINUTES OF MEETING:** August 18, 2023
APPEARANCE AGAINST: None
PREMISES AFFECTED: 1708 W. Chicago Avenue

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

ACTION OF BOARD – APPLICATION APPROVED

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		

THE RESOLUTION:

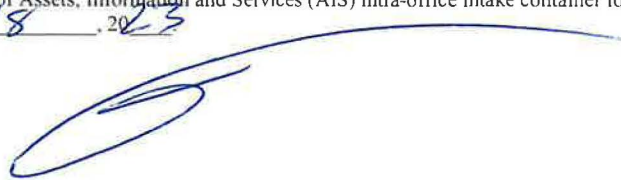
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 18, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on August 3, 2023; and

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 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 9/18, 2023



APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Jann Dragovich Cal. No.329-22-S

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

August 18, 2023

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2350 N. Clybourn Avenue

NATURE OF REQUEST: Application for a special use to establish residential use below the second floor by converting an existing commercial unit in an existing three-story, two dwelling unit building to a three-story, three dwelling unit building.

ACTION OF BOARD – Continued to November 17, 2023 at 2:00 p.m.

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

APPLICANT: 365 Outdoor, LLC Cal. No.118-23-A
APPEARANCE FOR: Nicholas Ftikas **MINUTES OF MEETING:**
APPEARANCE AGAINST: None August 18, 2023
PREMISES AFFECTED: 2624-26 N. Lincoln Avenue

NATURE OF REQUEST: Application for an appeal from the office of the Zoning Administrator in refusing to permit the establishment of an off premise-sign which is located on a pedestrian street. The sign is also located within 100 feet of a residential district which is prohibited. The permit application listed a total sign face area of 338 square feet. The street frontage is listed as 25 feet. The property is in a B3 zoning district which allows a maximum square footage of all signs on the zoning lot of four times the street frontage or 1500 square feet whichever is less pursuant to section 17-12-1003-8. The sign area would exceed the maximum area allowance by 238 square feet and therefore is prohibited.

ACTION OF BOARD – WITHDRAWN

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

APPLICANT: Maria Black Gold 721, Inc. Cal. No.13-23-S
APPEARANCE FOR: Nicholas Ftikas **MINUTES OF MEETING:**
APPEARANCE AGAINST: None August 18, 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 November 17, 2023 at 2:00 p.m.

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

APPLICANT: Maria Black Gold 721, Inc. Cal. No.14-23-Z
APPEARANCE FOR: Nicholas Ftikas **MINUTES OF MEETING:**
APPEARANCE AGAINST: None August 18, 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 November 17, 2023 at 2:00 p.m.

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

APPLICANT: 2925 W. Montrose, LLC

Cal. No.44-23-S

APPEARANCE FOR: Rolando Acosta

MINUTES OF MEETING:
August 18, 2023

APPEARANCE AGAINST: None

PREMISES AFFECTED: 4343 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 and rear five* car garage.

ACTION OF BOARD – APPLICATION APPROVED

ZBA

THE VOTE

SEP 18 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 August 18, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on February 2, 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 residential use below the second floor for a proposed three-story, six dwelling unit building and rear five* car garage; a variation was also granted to the subject property in Cal. No. 45-23-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 plans and drawings dated June 9, 2023, prepared by Compass Architecture.

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I 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 9/18, 2023.

*Amended at hearing

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:
August 18, 2023

APPEARANCE AGAINST: None

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 five* car garage.

ACTION OF BOARD - VARIATION GRANTED

ZBA

THE VOTE

SEP 18 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 August 18, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on February 2, 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 and south side setback to zero, combined side yard setback to zero for a proposed three-story, six dwelling unit building and rear five* car garage; a special use was also approved for the subject property in Cal. No. 44-23-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):

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 9/18, 2023.

*Amended at hearing

APPROVED AS TO SUBSTANCE
Janine Klich-Jensen
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:
August 18, 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 five* car garage.

ACTION OF BOARD – APPLICATION APPROVED

ZBA

THE VOTE

SEP 18 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 August 18, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on February 2, 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 residential use below the second floor for a proposed three-story, six dwelling unit building with a rear five* car garage; 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 plans and drawings dated June 9, 2023, prepared by Compass Architecture.

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I 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 9/15, 2023.

*Amended at hearing

APPROVED AS TO SUBSTANCE
Brian Sanchez
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:
August 18, 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 five* car garage.

ACTION OF BOARD – APPLICATION APPROVED

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		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 18, 2023 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on February 2, 2023; and

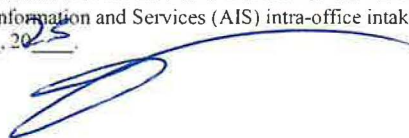
WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish residential use below the second floor for a proposed three-story, six dwelling unit building with rear five* car garage; 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 plans and drawings dated June 9, 2023, prepared by Compass Architecture.

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I 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 9/18, 2023.

*Amended at Hearing



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:**
August 18, 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 – Continued to October 20, 2023 at 2:00 p.m.

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

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

APPLICANT: Elite Labor Services Ltd. Cal. No.58-23-S

APPEARANCE FOR: Talar Berberian **MINUTES OF MEETING:**
June 16, 2023

APPEARANCE AGAINST: None

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

NATURE OF REQUEST: Application for a special use to establish a day labor employment agency.

ACTION OF BOARD – APPLICATION APPROVED

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		

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 February 2, 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 day labor employment agency; a variation was also granted to the subject property in Cal. No. 198-23-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: (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 9/25/23.



APPROVED AS TO SUBSTANCE

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 9/15, 2023

APPROVED AS TO SUBSTANCE


CHAIRMAN