

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

**APPLICANT:** Jares Blade Masters 1, LLC

Cal. No.295-22-S

**APPEARANCE FOR:** Same as Applicant

**MINUTES OF MEETING:**  
September 16, 2022

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 6144 W. North Avenue

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

**ACTION OF BOARD – Continued to October 22, 2022**

**THE VOTE**

**ZBA**

OCT 24 2022

CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

BRIAN SANCHEZ  
ANGELA BROOKS  
ZURICH ESPOSITO  
ANN MACDONALD  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
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X		

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

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

**APPLICANT:** Jonathon Solomon and Meg Gustafson **CAL. NO.:** 296-22-Z  
**APPEARANCE FOR:** Same as Applicant **MINUTES OF MEETING:**  
September 16, 2022  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 4525 N. Beacon Street

**NATURE OF REQUEST:** Application for a variation to reduce the rear setback from the required 40.34' to 25.08' for a proposed rear two car garage with roof deck and rear wood deck walkway to serve the existing single-family residence.

**ACTION OF BOARD - VARIATION GRANTED**

**ZBA**

OCT 24 2022

CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

**THE VOTE**

BRIAN SANCHEZ  
ANGELA BROOKS  
ZURICH ESPOSITO  
ANN MACDONALD  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
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X		

WHEREAS, a remote public hearing was held, in accordance with Section 7(e) of the Open Meetings Act, 5 ILCS 120/1 et seq., on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 2022 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on September 1, 2022; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the rear setback to 25.08' for a proposed rear two car garage with roof deck and rear wood deck walkway to serve the existing single-family residence; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

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 10/24, 2022.



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

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

**APPLICANT:** Princess Rossy Salon Inc. Cal. No.297-22-S

**APPEARANCE FOR:** Same as Applicant

**MINUTES OF MEETING:**  
September 16, 2022

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 5137 N. Lincoln Avenue, Suite 1N

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

**ACTION OF BOARD – APPLICATION APPROVED**

**THE VOTE**

**ZBA**

OCT 24 2022

CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

BRIAN SANCHEZ  
ANGELA BROOKS  
ZURICH ESPOSITO  
ANN MACDONALD  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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X		

**THE RESOLUTION:**

WHEREAS, a remote public hearing was held, in accordance with Section 7(e) of the Open Meetings Act, 5 ILCS 120/1 et seq., on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 2022 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on September 1, 2022; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a hair and nail salon; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all 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 10/24, 2022.

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

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

**APPLICANT:** Kandy Banegas  
**APPEARANCE FOR:** Same as Applicant  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 2159 N. Long Street

**CAL. NO.:** 298-22-Z  
**MINUTES OF MEETING:**  
 September 16, 2022

**NATURE OF REQUEST:** Application for a variation to reduce the rear setback from the required 35.26' to 0.25', north side setback from 2' to 0.20' (south to be 4.08'), combined side yard setback from 5' to 4.28' for a proposed third floor addition with an attached two car garage.

**ACTION OF BOARD - VARIATION GRANTED**

**ZBA**

OCT 24 2022

CITY OF CHICAGO  
 ZONING BOARD  
 OF APPEALS

**THE VOTE**

BRIAN SANCHEZ  
 ANGELA BROOKS  
 ZURICH ESPOSITO  
 ANN MACDONALD  
 SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
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X		

WHEREAS, a remote public hearing was held, in accordance with Section 7(e) of the Open Meetings Act, 5 ILCS 120/1 et seq., on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 2022 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on September 1, 2022; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the rear setback to 0.25', north side setback to 0.20' (south to be 4.08'), combined side yard setback to 4.28' for a proposed third floor addition with an 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 10/24, 2022.

**APPROVED AS TO SUBSTANCE**

  
**CHAIRMAN**

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

**APPLICANT:** Clark Evans and Claudia Brittenham **CAL. NO.:** 299-22-Z  
**APPEARANCE FOR:** Fred Agustin **MINUTES OF MEETING:**  
September 16, 2022  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 5410 S. Kimbark Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the rear setback from the required 26.89' to 19.6', south side setback from 2' to zero (north to be 4.9'), combined side yard setback to be 4.9' for a proposed rear, two-story addition, and basement addition to the existing single-family residence.

**ACTION OF BOARD - VARIATION GRANTED**

**ZBA**

OCT 24 2022

CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

**THE VOTE**

BRIAN SANCHEZ  
ANGELA BROOKS  
ZURICH ESPOSITO  
ANN MACDONALD  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

WHEREAS, a remote public hearing was held, in accordance with Section 7(e) of the Open Meetings Act, 5 ILCS 120/1 et seq., on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 2022 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on September 1, 2022; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the rear setback to 19.6', south side setback to zero (north to be 4.9'), combined side yard setback to be 4.9' for a proposed rear, two-story addition, and basement addition to the existing single-family residence; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

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 10/24, 2022

APPROVED AS TO SUBSTANCE  
  
CHAIRMAN

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

**APPLICANT:** Julio Barahona **CAL. NO.:** 300-22-Z  
**APPEARANCE FOR:** Fred Agustin **MINUTES OF MEETING:**  
**APPEARANCE AGAINST:** None September 16, 2022  
**PREMISES AFFECTED:** 5065-67 N. Kimberly Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the south side setback from the required 2.18' to 0.54' (north to be 3.05'), combined side yard setback from 5.42' to 3.59' to permit the subdivision of an improved zoning lot. The existing two-story, two dwelling unit building at 5067 N. Kimberly Avenue is to remain.

**ACTION OF BOARD - VARIATION GRANTED**

**ZBA**  
  
 OCT 24 2022  
  
 CITY OF CHICAGO  
 ZONING BOARD  
 OF APPEALS

BRIAN SANCHEZ  
 ANGELA BROOKS  
 ZURICH ESPOSITO  
 ANN MACDONALD  
 SAM TOIA

**THE VOTE**

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

WHEREAS, a remote public hearing was held, in accordance with Section 7(e) of the Open Meetings Act, 5 ILCS 120/1 et seq., on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 2022 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on September 1, 2022; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the south side setback to 0.54' (north to be 3.05'), combined side yard setback to 3.59' to permit the subdivision of an improved zoning lot. The existing two-story, two dwelling unit building at 5067 N. Kimberly Avenue is to remain; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

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

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I 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 10/24, 2022.

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

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

**APPLICANT:** Family Roots, LLC

**CAL. NO.:** 301-22-Z

**APPEARANCE FOR:** Katriina McGuire

**MINUTES OF MEETING:**  
September 16, 2022

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 2551 N. Milwaukee Avenue

**NATURE OF REQUEST:** Application for a special use to establish an adult use cannabis dispensary on the ground floor of an existing building as well as its corresponding basement storage.

**ACTION OF BOARD - VARIATION GRANTED**

**THE VOTE**

**ZBA**

**OCT 24 2022**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ  
ANGELA BROOKS  
ZURICH ESPOSITO  
ANN MACDONALD  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
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X		

WHEREAS, a remote public hearing was held, in accordance with Section 7(e) of the Open Meetings Act, 5 ILCS 120/1 et seq., on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 2022 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on September 1, 2022; and

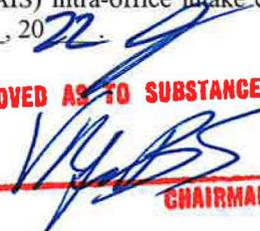
WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to establish an adult use cannabis dispensary on the ground floor of an existing building as well as its corresponding basement storage; 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, Family Roots, LLC, LLC; (2) all on-site customer queuing occurs within the building; (3) the development is consistent with the design and layout of the Site Plan with Milwaukee Elevation and Historic Door detail, dated August 17, 2022, and Level 1 and Lower Level Space Plans (two sheets) and Access Plans (two sheets), dated May 12, 2022, all prepared by Interform Architecture + Design; and (4) the proposed safety and security film on the window and door glazing is fully transparent.

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 10/24, 2022.

**APPROVED AS TO SUBSTANCE**

  
**CHAIRMAN**

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

**APPLICANT:** Sage Collective Properties, Inc.

**CAL. NO.:** 302-22-Z

**APPEARANCE FOR:** Liz Butler

**MINUTES OF MEETING:**  
September 16, 2022

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 4100 S. Martin Luther King Jr. Dr.

**NATURE OF REQUEST:** Application for a variation to reduce the south side setback from 5' to zero, the rear setback from 45' to zero, for the division of an improved zoning lot where and existing three- and four-story church is to remain at 4100-06 S. King Drive and an existing three-story single-family residence will be converted to two dwelling units at 4108 S. M.L. King Dr.

**ACTION OF BOARD - VARIATION GRANTED**

**THE VOTE**

**ZBA**

OCT 24 2022

CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

BRIAN SANCHEZ  
ANGELA BROOKS  
ZURICH ESPOSITO  
ANN MACDONALD  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
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X		

WHEREAS, a remote public hearing was held, in accordance with Section 7(e) of the Open Meetings Act, 5 ILCS 120/1 et seq., on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 2022 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on September 1, 2022; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the south side setback to zero, the rear setback to zero, for the division of an improved zoning lot where and existing three- and four-story church is to remain at 4100-06 S. King Drive and an existing three-story single-family residence will be converted to two dwelling units at 4108 S. M.L. King Dr.; two additional variations were granted to the subject property in Cal. Nos. 303-22-Z and 304-22-Z, and a related variation Cal. No. 305-22-Z at 4108 S. M.L. King Dr.; 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 10/24, 20

APPROVED AS TO SUBSTANCE

  
CHAIRMAN

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

**APPLICANT:** Sage Collective Properties, Inc. **CAL. NO.:** 303-22-Z  
**APPEARANCE FOR:** Liz Butler **MINUTES OF MEETING:** September 16, 2022  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 4100 S. Martin Luther King Jr. Dr.

**NATURE OF REQUEST:** Application for a variation to increase the floor area for an existing church to exceed the 2.0 floor area ratio imposed by the applicable regulations to the floor area that currently exists at the date of the variance application is filed for the division of an improved zoning lot where and existing three and four story church is to remain at 4100-06 S. King Drive and an existing three story single family residence will be converted to two dwelling units at 4108 S. M.L. King Dr.

**ACTION OF BOARD - VARIATION GRANTED**

**ZBA**

**THE VOTE**

OCT 24 2022  
 CITY OF CHICAGO  
 ZONING BOARD  
 OF APPEALS

BRIAN SANCHEZ  
 ANGELA BROOKS  
 ZURICH ESPOSITO  
 ANN MACDONALD  
 SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
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X		
X		

WHEREAS, a remote public hearing was held, in accordance with Section 7(e) of the Open Meetings Act, 5 ILCS 120/1 et seq., on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 2022 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on September 1, 2022; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to increase the floor area for an existing church to exceed the 2.0 floor area ratio imposed by the applicable regulations to the floor area that currently exists at the date of the variance application is filed for the division of an improved zoning lot where and existing three and four story church is to remain at 4100-06 S. King Drive and an existing three story single family residence will be converted to two dwelling units at 4108 S. M.L. King Dr.; two additional variations were granted to the subject property in Cal. Nos. 302-22-Z, 304-22-Z, and a related variation in Cal. No.305-22-Z at 4108 S. M.L. King Dr.; 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 10/24, 2022

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

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

**APPLICANT:** Sage Collective Properties, Inc. **CAL. NO.:** 304-22-Z  
**APPEARANCE FOR:** Liz Butler **MINUTES OF MEETING:**  
September 16, 2022  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 4100 S. Martin Luther King Jr. Dr.

**NATURE OF REQUEST:** Application for a variation to reduce the rear yard open space from the required 986.35 square feet to zero for the division of an improved zoning lot where and existing three-and four-story church is to remain at 4100-06 S. King Drive and an existing three-story single-family residence will be converted to two dwelling units at 4108 S. M.L. King Dr.

**ACTION OF BOARD - VARIATION GRANTED**

**ZBA**

OCT 24 2022

CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

**THE VOTE**

BRIAN SANCHEZ  
ANGELA BROOKS  
ZURICH ESPOSITO  
ANN MACDONALD  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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X		

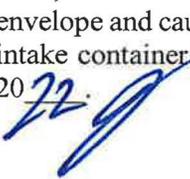
WHEREAS, a remote public hearing was held, in accordance with Section 7(e) of the Open Meetings Act, 5 ILCS 120/1 et seq., on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 2022 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on September 1, 2022; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the rear yard open space to zero for the division of an improved zoning lot where and existing three-and four-story church is to remain at 4100-06 S. King Drive and an existing three-story single-family residence will be converted to two dwelling units at 4108 S. M.L. King Dr.; two additional variations were granted to the subject property in Cal. Nos. 302-22-Z and 303-22-Z, and a related variation in Cal. No. 305-22-Z at 4108 S. M.L. King Dr.; 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 10/24, 2022.  
Page 10 of 57



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

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

**APPLICANT:** Sage Collective Properties, Inc. **CAL. NO.:** 305-22-Z  
**APPEARANCE FOR:** Liz Butler **MINUTES OF MEETING:** September 16, 2022  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 4108 S. Martin Luther King Jr. Dr.

**NATURE OF REQUEST:** Application for a variation to reduce the front setback from the required 12' to 7.08', north side setback from 3.2' to zero (south to be 5.2'), combined side yard setback from 8' to 5.2', rear setback from 30' to 4.27' to permit the division of an improved zoning lot where an existing three and four story church is to remain at 4100-06 S. King Drive and an existing three story single family residence will be converted to two dwelling units at 4108 S. M.L. King Dr.

**ACTION OF BOARD - VARIATION GRANTED**

**ZBA**

OCT 24 2022

CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

**THE VOTE**

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

BRIAN SANCHEZ  
ANGELA BROOKS  
ZURICH ESPOSITO  
ANN MACDONALD  
SAM TOIA

WHEREAS, a remote public hearing was held, in accordance with Section 7(e) of the Open Meetings Act, 5 ILCS 120/1 et seq., on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 2022 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on September 1, 2022; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the front setback to 7.08', north side setback to zero (south to be 5.2'), combined side yard setback to 5.2', rear setback to 4.27' to permit the division of an improved zoning lot where an existing three and four story church is to remain at 4100-06 S. King Drive and an existing three story single family residence will be converted to two dwelling units at 4108 S. M.L. King Dr.; three related variations were granted to 4100 S. M.L. King Dr. in Cal. Nos. 302-22-Z, 303-22-Z, and 304-22-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

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

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I 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 10/24, 2022

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

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

**APPLICANT:** 1045-47 North Rush, LLC

**CAL. NO.:** 306-22-Z

**APPEARANCE FOR:** Katie Jahnke Dale

**MINUTES OF MEETING:**  
September 16, 2022

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 1045 N. Rush Street

**NATURE OF REQUEST:** Application for a variation to reduce the rear setback on floors containing dwelling units from the required 30' to 4.07' for a proposed seven-story, mixed use building with retail on floors one and two, general restaurant on floors three through five, and one dwelling unit on floors six and seven.

**ACTION OF BOARD - VARIATION GRANTED**

**THE VOTE**

**ZBA**  
  
OCT 24 2022  
  
CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

BRIAN SANCHEZ  
ANGELA BROOKS  
ZURICH ESPOSITO  
ANN MACDONALD  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

WHEREAS, a remote public hearing was held, in accordance with Section 7(e) of the Open Meetings Act, 5 ILCS 120/1 et seq., on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 2022 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on September 1, 2022; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the rear setback on floors containing dwelling units to 4.07' for a proposed seven-story, mixed use building with retail on floors one and two, general restaurant on floors three through five, and one dwelling unit on floors six and seven; 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 10/24, 20



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

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

**APPLICANT:** Chicago Title and Land Trust Company Land Trust  
No. 8002388048 dated 1/25/22

**Cal. No.:** 307-22-Z

**APPEARANCE FOR:** Kate Duncan

**MINUTES OF MEETING:**  
September 16, 2022

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 40 E. Burton Place

**NATURE OF REQUEST:** Application for a variation to reduce the rear setback from the required 29.4' to zero, north side setback from 4.56' to 1.33' (south to be 4.06'), combined side yard setback from 11.4' to 5.39' for a proposed rear one-story addition with roof deck above a new rear deck and new attached four car garage with roof top deck and access stairs on an existing three-story single family residence.

**ACTION OF BOARD - VARIATION GRANTED**

**ZBA**

**THE VOTE**

OCT 24 2022

CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

BRIAN SANCHEZ  
ANGELA BROOKS  
ZURICH ESPOSITO  
ANN MACDONALD  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

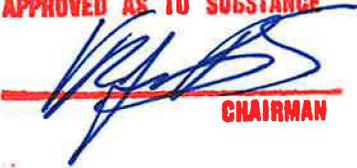
WHEREAS, a remote public hearing was held, in accordance with Section 7(e) of the Open Meetings Act, 5 ILCS 120/1 et seq., on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 2022 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on September 1, 2022; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the rear setback to zero, north side setback to 1.33' (south to be 4.06'), combined side yard setback to 5.39' for a proposed rear one-story addition with roof deck above a new rear deck and new attached four car garage with roof top deck and access stairs on an existing three-story single family residence; an additional variation was granted to subject property in Cal. No. 308-22-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

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

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I 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 10/24, 2022.

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

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

**APPLICANT:** Chicago Title and Land Trust Company Land Trust  
No. 8002388048 dated 1/25/22

**Cal. No.:** 308-22-Z

**APPEARANCE FOR:** Kate Duncan

**MINUTES OF MEETING:**  
September 16, 2022

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 40 E. Burton Place

**NATURE OF REQUEST:** Application for a variation to relocate the required 314.21 square feet of rear yard open space onto the proposed garage roof deck which is more than six feet above grade for a proposed rear one-story addition with roof deck above, a new rear deck and a new attached four car garage with roof top deck and access stairs on an existing three-story single-family residence.

**ACTION OF BOARD - VARIATION GRANTED**

**ZBA**

**THE VOTE**

OCT 24 2022  
CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

BRIAN SANCHEZ  
ANGELA BROOKS  
ZURICH ESPOSITO  
ANN MACDONALD  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

WHEREAS, a remote public hearing was held, in accordance with Section 7(e) of the Open Meetings Act, 5 ILCS 120/1 et seq., on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 2022 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on September 1, 2022; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to relocate the required 314.21 square feet of rear yard open space onto the proposed garage roof deck which is more than six feet above grade for a proposed rear one-story addition with roof deck above, a new rear deck and a new attached four car garage with roof top deck and access stairs on an existing three-story single-family residence; an additional variation was granted to subject property in Cal. No. 307-22-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

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

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I 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 10/24, 2022.

**APPROVED AS TO SUBSTANCE**

  
**CHAIRMAN**

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

**APPLICANT:** Drimnagh Deveolpment, LLC

**Cal. No.:** 309-22-Z

**APPEARANCE FOR:** Kate Duncan

**MINUTES OF MEETING:**  
September 16, 2022

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 2136 N. Cleveland Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the north side setback from the required 2.4' to 0.25' (south to be 3.75'), combined side yard setback from 6' to 4' for a proposed three-story, three dwelling unit building.

**ACTION OF BOARD - VARIATION GRANTED**

**THE VOTE**

**ZBA**

**OCT 24 2022**

CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

BRIAN SANCHEZ  
ANGELA BROOKS  
ZURICH ESPOSITO  
ANN MACDONALD  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

WHEREAS, a remote public hearing was held, in accordance with Section 7(e) of the Open Meetings Act, 5 ILCS 120/1 et seq., on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 2022 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on September 1, 2022; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the north side setback to 0.25' (south to be 3.75'), combined side yard setback to 4' for a proposed three-story, three dwelling unit building; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

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

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 10/24, 2022.

**APPROVED AS TO SUBSTANCE**

  
**CHAIRMAN**

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

**APPLICANT:** LeAnthony Brown / Fathers, Brothers, Sons, Inc.

**Cal. No.:** 310-22-Z

**APPEARANCE FOR:** David Kadzai

**MINUTES OF MEETING:**  
February 17, 2023

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 8215 S. LaSalle Street

**NATURE OF REQUEST:** Application for a variation to reduce the north side setback from 4' to 1.82' (south to be 3.71') combined side yard setback from 9' to 5.53' for a proposed second floor addition and a rear two-story addition with open deck and balcony for the existing single-family residence.

**ACTION OF BOARD - VARIATION GRANTED**

**ZBA**

**THE VOTE**

MAR 20 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 remote public hearing was held, in accordance with Section 7(e) of the Open Meetings Act, 5 ILCS 120/1 et seq., on this application by the Zoning Board of Appeals at its regular meeting held on February 17, 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 permitted variation to reduce the north side setback to 1.82' (south to be 3.71') combined side yard setback to 5.53' for a proposed second floor addition and a rear two-story addition with open deck and balcony for the existing single-family residence; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

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 3/20

2023  
2nd reading 5/15/23

APPROVED AS TO SUBSTANCE  
  
CHAIRMAN

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

**APPLICANT:** JP Morgan Chase Bank, N.A. Cal. No.311-22-S  
**APPEARANCE FOR:** Nicholas Ftikas **MINUTES OF MEETING:**  
September 16, 2022  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 1954 W. North Avenue

**NATURE OF REQUEST:** Application for a special use to establish a bank on the first floor and lower level of an existing building which is located within 600 feet of another bank facility, which is located on six corner pedestrian street.

**ACTION OF BOARD – APPLICATION APPROVED**

**THE VOTE**

**ZBA**  
  
 OCT 24 2022  
  
 CITY OF CHICAGO  
 ZONING BOARD  
 OF APPEALS

BRIAN SANCHEZ  
 ANGELA BROOKS  
 ZURICH ESPOSITO  
 ANN MACDONALD  
 SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
RECUSED		
X		

**THE RESOLUTION:**

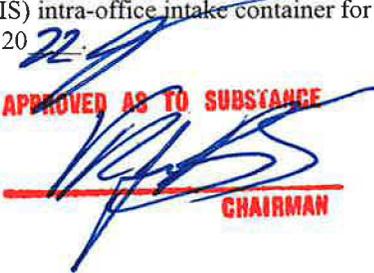
WHEREAS, a remote public hearing was held, in accordance with Section 7(e) of the Open Meetings Act, 5 ILCS 120/1 et seq., on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 2022 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on September 1, 2022; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a bank on the first floor and lower level of an existing building which is located within 600 feet of another bank facility, which is located on six corner pedestrian street; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s) provided: the special use is issued solely to the applicant, JP Morgan Chase Bank, N.A., and the development is consistent with the design and layout of the Site Plan, dated January 17, 2022, and Basement and First Floor Plans (two sheets) and Exterior Elevations (two sheets), dated April 25, 2022, prepared by TAP-The Architects Partnership, 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 10/29, 2022

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

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

**APPLICANT:** North South\* Ventures, LLC Cal. No.312-22-S  
**APPEARANCE FOR:** Nicholas Ftikas **MINUTES OF MEETING:** September 16, 2022  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 3035 N. Sheffield Avenue

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

**ACTION OF BOARD – APPLICATION APPROVED**

**THE VOTE**

**ZBA**

OCT 24 2022

CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

BRIAN SANCHEZ  
ANGELA BROOKS  
ZURICH ESPOSITO  
ANN MACDONALD  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, a remote public hearing was held, in accordance with Section 7(e) of the Open Meetings Act, 5 ILCS 120/1 et seq., on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 2022 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on September 1, 2022; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish residential use below the second floor for a proposed four-story, three-dwelling unit building; a variation was also granted to the subject property in Cal. No. 313-22-Z; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s) provided: the development is consistent with the design and layout of the plans and documents, dated September 14, 2022, prepared by Axios Architects and Consultants.

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I 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 10/24, 2022

\*Amended at Hearing

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

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

**APPLICANT:** North South\* Ventures, LLC **Cal. No.:** 313-22-Z  
**APPEARANCE FOR:** Nicholas Ftikas **MINUTES OF MEETING:**  
September 16, 2022  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 3035 N. Sheffield Avenue

**NATURE OF REQUEST:** Application for a variation to increase the floor area for an accessory building of 480 square feet to 525 square feet for a proposed four-story, three dwelling unit building with detached three car garage with roof deck.

**ACTION OF BOARD - VARIATION GRANTED**

**ZBA**  
  
 OCT 24 2022  
  
 CITY OF CHICAGO  
 ZONING BOARD  
 OF APPEALS

BRIAN SANCHEZ  
 ANGELA BROOKS  
 ZURICH ESPOSITO  
 ANN MACDONALD  
 SAM TOIA

**THE VOTE**

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

WHEREAS, a remote public hearing was held, in accordance with Section 7(e) of the Open Meetings Act, 5 ILCS 120/1 et seq., on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 2022 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on September 1, 2022; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to increase the floor area for an accessory building of 480 square feet to 525 square feet for a proposed four-story, three dwelling unit building with detached three car garage with roof deck; a special use was also approved at the subject property in Cal. No. 312-22-S; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that the foresaid variation request be and it hereby is granted subject to the following condition(s): provided the development is consistent with the design and layout of the plans and documents, dated September 14, 2022, prepared by Axios Architects and Consultants.

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I 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 10/24, 2022.

\*Amended at Hearing

**APPROVED AS TO SUBSTANCE**

  
**CHAIRMAN**

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

**APPLICANT:** Shy Beauty Inc. d/b/a Shy Salon and Spa Cal. No.314-22-S

**APPEARANCE FOR:** Nicholas Ftikas

**MINUTES OF MEETING:**  
September 16, 2022

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 5671 N. Clark Street

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

**ACTION OF BOARD – APPLICATION APPROVED**

**THE VOTE**

**ZBA**

**OCT 24 2022**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ  
ANGELA BROOKS  
ZURICH ESPOSITO  
ANN MACDONALD  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, a remote public hearing was held, in accordance with Section 7(e) of the Open Meetings Act, 5 ILCS 120/1 et seq., on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 2022 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on September 1, 2022; and

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

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s) 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 10/24, 2022

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

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

**APPLICANT:** Raina Perry, LLC\* Cal. No.315-22-S  
**APPEARANCE FOR:** Nicholas Ftikas **MINUTES OF MEETING:**  
September 16, 2022  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 6901-11 S. Perry Avenue

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

**ACTION OF BOARD – APPLICATION APPROVED**

**THE VOTE**

**ZBA**

**OCT 24 2022**

CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

BRIAN SANCHEZ  
ANGELA BROOKS  
ZURICH ESPOSITO  
ANN MACDONALD  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, a remote public hearing was held, in accordance with Section 7(e) of the Open Meetings Act, 5 ILCS 120/1 et seq., on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 2022 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on September 1, 2022; and

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

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s) provided:the special use is issued solely to the applicant, Raina Perry, LLC, and the development is consistent with the design and layout of the Site Plan, Elevations (two sheets), and Details, dated August 12, 2021, Landscape Site, dated September 8, 2021, and Floor Plan, dated May 24, 2022, all prepared by Nick Scarlatis & Associates, 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 10/24, 2022

\*Amended at Hearing

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

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

**APPLICANT:** P3 Properties, LLC

**Cal. No.:** 316-22-Z

**APPEARANCE FOR:** Nicholas Ftikas

**MINUTES OF MEETING:**  
September 16, 2022

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 2414 N. Sawyer Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the rear setback from the required 30' to 7.82' for a proposed three-story, nine dwelling unit building and five parking space car pad.

**ACTION OF BOARD - VARIATION GRANTED**

**THE VOTE**

**ZBA**

**OCT 24 2022**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ  
ANGELA BROOKS  
ZURICH ESPOSITO  
ANN MACDONALD  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

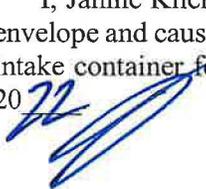
WHEREAS, a remote public hearing was held, in accordance with Section 7(e) of the Open Meetings Act, 5 ILCS 120/1 et seq., on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 2022 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on September 1, 2022; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the rear setback to 7.82' for a proposed three-story, nine dwelling unit building and five parking space car 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 10/24, 2022



**APPROVED AS TO SUBSTANCE**



**CHAIRMAN**

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

**APPLICANT:** Credit Union 1 Cal. No.317-22-S  
**APPEARANCE FOR:** Tyler Manic **MINUTES OF MEETING:**  
**APPEARANCE AGAINST:** None September 16, 2022  
**PREMISES AFFECTED:** 2030 N. Halsted Street

**NATURE OF REQUEST:** Application for a special use to establish a credit union on a lot abutting a pedestrian retail street to be located within six hundred feet of a bank, savings and loan association, credit union, currency exchange or atm facility that already exists on the pedestrian retail street.

**ACTION OF BOARD – APPLICATION APPROVED**

**ZBA**

OCT 24 2022

CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

BRIAN SANCHEZ  
ANGELA BROOKS  
ZURICH ESPOSITO  
ANN MACDONALD  
SAM TOIA

**THE VOTE**

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, a remote public hearing was held, in accordance with Section 7(e) of the Open Meetings Act, 5 ILCS 120/1 et seq., on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 2022 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on September 1, 2022; and

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

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s) provided: the special use is issued solely to the applicant, Credit Union 1, and the development is consistent with the design and layout of the plans and documents dated June 27, 2022, prepared by RSL Commercial 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 10/24, 2022

**APPROVED AS TO SUBSTANCE**  
*[Signature]*  
**CHAIRMAN**

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

**APPLICANT:** Berenstain Properties, LLC

**Cal. No.:** 318-22-Z

**APPEARANCE FOR:** Matthew Allee

**MINUTES OF MEETING:**  
September 16, 2022

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 3415 N. Seminary Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the north side setback from the required 3.52' to zero (south to be 0.79'), combined side yard setback from 8.8' to 0.79', combined side yard setback from 8.8' to 0.79' to add five unenclosed parking spaces to an existing three-dwelling unit building and a two dwelling unit coach house.

**ACTION OF BOARD - VARIATION GRANTED**

**THE VOTE**

**ZBA**

**OCT 24 2022**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ  
ANGELA BROOKS  
ZURICH ESPOSITO  
ANN MACDONALD  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

WHEREAS, a remote public hearing was held, in accordance with Section 7(e) of the Open Meetings Act, 5 ILCS 120/1 et seq., on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 2022 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on September 1, 2022; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the north side setback to zero (south to be 0.79'), combined side yard setback to 0.79', combined side yard setback to 0.79' to add five unenclosed parking spaces to an existing three-dwelling unit building and a two dwelling unit coach house; an additional variation was granted to subject property in Cal. No. 319-22-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

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

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I 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 10/24, 2022.

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

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

**APPLICANT:** Berenstain Properties, LLC

**Cal. No.:** 319-22-Z

**APPEARANCE FOR:** Matthew Allee

**MINUTES OF MEETING:**  
September 16, 2022

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 3415 N. Seminary Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the rear yard open space from the required 289 square feet to zero to add five unenclosed parking spaces to an existing three-dwelling unit building and two dwelling unit coach house.

**ACTION OF BOARD - VARIATION GRANTED**

**ZBA**

**OCT 24 2022**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

**THE VOTE**

BRIAN SANCHEZ  
ANGELA BROOKS  
ZURICH ESPOSITO  
ANN MACDONALD  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

WHEREAS, a remote public hearing was held, in accordance with Section 7(e) of the Open Meetings Act, 5 ILCS 120/1 et seq., on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 2022 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on September 1, 2022; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the rear yard open space to zero to add five unenclosed parking spaces to an existing three-dwelling unit building and two dwelling unit coach house; an additional variation was granted to subject property in Cal. No. 318-22-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

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

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I 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 10/29, 2022.

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

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

**APPLICANT:** JKM Gresham Chicken, LLC owners Cal. No.320-22-S  
**APPEARANCE FOR:** Matthew Allee **MINUTES OF MEETING:**  
September 16, 2022  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 8700 S. Ashland Avenue

**NATURE OF REQUEST:** Application for a special use to establish a one-lane drive through to serve a proposed restaurant in an existing one-story office building to be renovated.

**ACTION OF BOARD – APPLICATION APPROVED**

**THE VOTE**

**ZBA**

OCT 24 2022

CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

BRIAN SANCHEZ  
ANGELA BROOKS  
ZURICH ESPOSITO  
ANN MACDONALD  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

**THE RESOLUTION:**

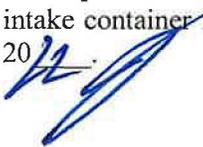
WHEREAS, a remote public hearing was held, in accordance with Section 7(e) of the Open Meetings Act, 5 ILCS 120/1 et seq., on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 2022 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on September 1, 2022; and

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

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s) provided: the special use is issued solely to the applicant, Raina Perry, LLC, and the development is consistent with the design and layout of the Site Plan, dated August 5, 2022, and Floor Plans and Elevations, dated December 14, 2021, all prepared by Macie J Bojarski, Architect of Record.

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 container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 10/24, 20



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

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

**APPLICANT:** Eagle OZBI LP

**Cal. No.:** 321-22-Z

**APPEARANCE FOR:** Matthew Allee

**MINUTES OF MEETING:**  
September 16, 2022

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 3934 S. Calumet Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the number of off-street required parking spaces from the required three to two for a proposed three-story, three dwelling unit building and detached garage.

**ACTION OF BOARD - VARIATION GRANTED**

**THE VOTE**

**ZBA**

**OCT 24 2022**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ  
ANGELA BROOKS  
ZURICH ESPOSITO  
ANN MACDONALD  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
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X		
X		

WHEREAS, a remote public hearing was held, in accordance with Section 7(e) of the Open Meetings Act, 5 ILCS 120/1 et seq., on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 2022 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on September 1, 2022; and

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

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

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I 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 10/24, 2022.

**APPROVED AS TO SUBSTANCE**

**CHAIRMAN**

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

**APPLICANT:** Springfield One, LLC **Cal. No.:** 322-22-Z  
**APPEARANCE FOR:** Matthew Allee **MINUTES OF MEETING:**  
**APPEARANCE AGAINST:** None September 16, 2022  
**PREMISES AFFECTED:** 5002-10 N. Springfield Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the required two parking spaces to zero to allow two new dwelling units in an existing basement of a three-story, twenty-nine dwelling unit building.

**ACTION OF BOARD - VARIATION GRANTED**

**THE VOTE**

**ZBA**

OCT 24 2022

CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

BRIAN SANCHEZ  
ANGELA BROOKS  
ZURICH ESPOSITO  
ANN MACDONALD  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

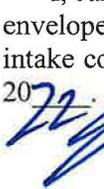
WHEREAS, a remote public hearing was held, in accordance with Section 7(e) of the Open Meetings Act, 5 ILCS 120/1 et seq., on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 2022 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on September 1, 2022; and

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

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

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 10/24, 2022.



**APPROVED AS TO SUBSTANCE**



**CHAIRMAN**

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

**APPLICANT:** Jose L. Gonzalez **Cal. No.:** 323-22-Z  
**APPEARANCE FOR:** Roberto Martinez **MINUTES OF MEETING:**  
September 16, 2022  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 2306 S. Troy Street\*

**NATURE OF REQUEST:** Application for a variation to reduce the front setback from the required 15' to zero for a proposed three-story front stair to an existing four-story four dwelling unit building to be deconverted to a three dwelling unit building.

**ACTION OF BOARD - VARIATION GRANTED**

**THE VOTE**

**ZBA**  
  
**OCT 24 2022**  
  
 CITY OF CHICAGO  
 ZONING BOARD  
 OF APPEALS

BRIAN SANCHEZ  
 ANGELA BROOKS  
 ZURICH ESPOSITO  
 ANN MACDONALD  
 SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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X		

WHEREAS, a remote public hearing was held, in accordance with Section 7(e) of the Open Meetings Act, 5 ILCS 120/1 et seq., on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 2022 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on September 1, 2022; and

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

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

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 10/24, 2022.

\*Scrivener's error

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

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

**APPLICANT:** TC Applico, LLC Cal. No.324-22-S  
**APPEARANCE FOR:** Sylvia Michas **MINUTES OF MEETING:**  
September 16, 2022  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 400 S. Wells Street

**NATURE OF REQUEST:** Application for a special use to establish an adult use cannabis dispensary within an existing one and story building.

**ACTION OF BOARD – APPLICATION APPROVED**

**ZBA**

OCT 24 2022

CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

BRIAN SANCHEZ  
ANGELA BROOKS  
ZURICH ESPOSITO  
ANN MACDONALD  
SAM TOIA

**THE VOTE**

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, a remote public hearing was held, in accordance with Section 7(e) of the Open Meetings Act, 5 ILCS 120/1 et seq., on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 2022 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on September 1, 2022; and

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

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s) provided: (1) the special use is issued solely to the applicant, TC Applico, LLC; (2) all on-site customer queuing occurs within the building; (3) and the development is consistent with the design and layout of the plans and documents, dated September 14, 2022, prepared by Verve Design Studio.

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I 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 10/24, 2022.

APPROVED AS TO SUBSTANCE  
  
CHAIRMAN

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

**APPLICANT:** LGLAMOUR, Inc.

Cal. No.325-22-S

**APPEARANCE FOR:** Thomas Moore

**MINUTES OF MEETING:**  
September 16, 2022

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 3512 W. Fullerton Avenue

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

**ACTION OF BOARD – APPLICATION APPROVED**

**THE VOTE**

**ZBA**

OCT 24 2022

CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

BRIAN SANCHEZ  
ANGELA BROOKS  
ZURICH ESPOSITO  
ANN MACDONALD  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

**THE RESOLUTION:**

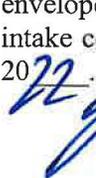
WHEREAS, a remote public hearing was held, in accordance with Section 7(e) of the Open Meetings Act, 5 ILCS 120/1 et seq., on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 2022 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on September 1, 2022; and

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

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s) 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 10/24, 2022.



**APPROVED AS TO SUBSTANCE**



**CHAIRMAN**

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

**APPLICANT:** W Hair Studio Corp. Cal. No.326-22-S  
**APPEARANCE FOR:** Thomas Moore **MINUTES OF MEETING:**  
September 16, 2022  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 946 W. Newport Suite A

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

**ACTION OF BOARD – APPLICATION APPROVED**

**THE VOTE**

**ZBA**

OCT 24 2022

CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

BRIAN SANCHEZ  
ANGELA BROOKS  
ZURICH ESPOSITO  
ANN MACDONALD  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

**THE RESOLUTION:**

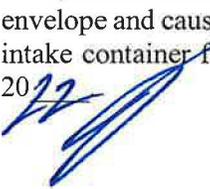
WHEREAS, a remote public hearing was held, in accordance with Section 7(e) of the Open Meetings Act, 5 ILCS 120/1 et seq., on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 2022 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on September 1, 2022; and

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

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s) 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 10/24, 2022



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

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

**APPLICANT:** Samuel Hiroshi Kina and Hawneya Abigail Moy

**Cal. No.:** 327-22-Z

**APPEARANCE FOR:** Thomas Moore

**MINUTES OF MEETING:**  
September 16, 2022

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 2522 W. Wilson Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the rear setback from the required 33.61' to 22.45', reduce the garage feature setback from 2' to 1.64' to allow for an as-built detached garage with roof deck with an open access stair and proposed pergola and trellis to serve the existing single-family residence.

**ACTION OF BOARD - VARIATION GRANTED**

**ZBA**

**THE VOTE**

OCT 24 2022  
CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

BRIAN SANCHEZ  
ANGELA BROOKS  
ZURICH ESPOSITO  
ANN MACDONALD  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

WHEREAS, a remote public hearing was held, in accordance with Section 7(e) of the Open Meetings Act, 5 ILCS 120/1 et seq., on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 2022 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on September 1, 2022; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the rear setback to 22.45', reduce the garage feature setback to 1.64' to allow for an as-built detached garage with roof deck with an open access stair and proposed pergola and trellis to serve the existing single-family residence; an additional variation was granted to the subject property in Cal. No. 328-22-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

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

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I 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 10/24, 2022.

**APPROVED AS TO SUBSTANCE**

  
**CHAIRMAN**

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

**APPLICANT:** Samuel Hiroshi Kina and Hawnyea Abigail Moy

**Cal. No.:** 328-22-Z

**APPEARANCE FOR:** Thomas Moore

**MINUTES OF MEETING:**  
September 16, 2022

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 2522 W. Wilson Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the rear yard open space from the required 234 square feet to zero to allow for as-built detached garage with roof deck with an open access stair and proposed pergola and trellis to serve the existing single-family residence.

**ACTION OF BOARD - VARIATION GRANTED**

**THE VOTE**

**ZBA**

OCT 24 2022

CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

BRIAN SANCHEZ  
ANGELA BROOKS  
ZURICH ESPOSITO  
ANN MACDONALD  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

WHEREAS, a remote public hearing was held, in accordance with Section 7(e) of the Open Meetings Act, 5 ILCS 120/1 et seq., on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 2022 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on September 1, 2022; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the rear yard open space to zero to allow for as-built detached garage with roof deck with an open access stair and proposed pergola and trellis to serve the existing single-family residence; an additional variation was granted to the subject property in Cal. No. 327-22-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

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

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I 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 10/24, 2022.

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:** 3615 N. Wilton, LLC

**Cal. No.:** 330-22-Z

**APPEARANCE FOR:** John Pikarski

**MINUTES OF MEETING:**  
September 16, 2022

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 3615 N. Wilton Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the rear setback from the required 36.08' to 22', north side setback from 2.5' to zero (no south side setback required which abuts an alley), for a proposed new detached three car garage with roof deck and access stairs a new fourth story addition, a new rear porch on an existing three-story, three dwelling unit building to be converted to five dwelling units.

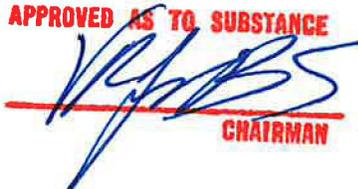
**ACTION OF BOARD – Continued to November 18, 2022**

**THE VOTE**

**ZBA**  
  
OCT 24 2022  
  
CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

BRIAN SANCHEZ  
ANGELA BROOKS  
ZURICH ESPOSITO  
ANN MACDONALD  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

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

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

**APPLICANT:** 3615 N. Wilton, LLC

**Cal. No.:** 331-22-Z

**APPEARANCE FOR:** John Pikarski

**MINUTES OF MEETING:**  
September 16, 2022

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 3615 N. Wilton Avenue

**NATURE OF REQUEST:** Application for a variation to relocate the required 180 square feet of rear yard open space onto a proposed garage roof deck, for a proposed new detached three car garage with roof deck and access stairs a new fourth story addition, a new rear porch on an existing three-story, three dwelling unit building to be converted to five dwelling units.

**ACTION OF BOARD – Continued to November 18, 2022**

**THE VOTE**

**ZBA**

**OCT 24 2022**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ  
ANGELA BROOKS  
ZURICH ESPOSITO  
ANN MACDONALD  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

**APPROVED AS TO SUBSTANCE**



**CHAIRMAN**

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

**APPLICANT:** 3615 N. Wilton, LLC

**Cal. No.:** 332-22-Z

**APPEARANCE FOR:** John Pikarski

**MINUTES OF MEETING:**  
September 16, 2022

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 3615 N. Wilton Avenue

**NATURE OF REQUEST:** Application for a variation to increase the floor area that has been in existence for more than 50 years from 6,014 square feet to 6,581 square feet (567 square feet) for a proposed new detached three car garage with roof deck and access stairs a new fourth story addition, a new rear porch on an existing three-story, three dwelling unit building to be converted to five dwelling units.

**ACTION OF BOARD – Continued to November 18, 2022**

**THE VOTE**

**ZBA**

**OCT 24 2022**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ  
ANGELA BROOKS  
ZURICH ESPOSITO  
ANN MACDONALD  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

**APPROVED AS TO SUBSTANCE**



**CHAIRMAN**

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

**APPLICANT:** 3615 N. Wilton, LLC

**Cal. No.:** 333-22-Z\*

**APPEARANCE FOR:** John Pikarski

**MINUTES OF MEETING:**  
September 16, 2022

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 3615 N. Wilton Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the off-street required parking spaces from five to three for a proposed new detached three car garage with roof deck and access stairs a new fourth story addition, a new rear porch on an existing three-story, three dwelling unit building to be converted to five dwelling units.

**ACTION OF BOARD – Continued to November 18, 2022**

**THE VOTE**

**ZBA**  
  
OCT 24 2022  
  
CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

BRIAN SANCHEZ  
ANGELA BROOKS  
ZURICH ESPOSITO  
ANN MACDONALD  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

\*Amended on its face.

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

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

**APPLICANT:** William Sullivan **Cal. No.:** 334-22-Z  
**APPEARANCE FOR:** Agnes Plecka **MINUTES OF MEETING:**  
**APPEARANCE AGAINST:** None September 16, 2022  
**PREMISES AFFECTED:** 3742 S. Martin Luther King Jr. Dr.

**NATURE OF REQUEST:** Application for a variation to reduce the front setback on S. Calumet from 15' to 2', the unobstructed open space width required along the north and south property line from 7' to zero, north and south side from 4' to zero and the front property line setback preventing obstruction of the sidewalk from 20' to zero for a proposed three-story, two dwelling unit building with a detached two car garage with roof deck.

**ACTION OF BOARD - VARIATION GRANTED**

**ZBA**  
  
**OCT 24 2022**  
  
 CITY OF CHICAGO  
 ZONING BOARD  
 OF APPEALS

BRIAN SANCHEZ  
 ANGELA BROOKS  
 ZURICH ESPOSITO  
 ANN MACDONALD  
 SAM TOIA

**THE VOTE**

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

WHEREAS, a remote public hearing was held, in accordance with Section 7(e) of the Open Meetings Act, 5 ILCS 120/1 et seq., on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 2022 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on September 1, 2022; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the front setback on S. Calumet to 2', the unobstructed open space width required along the north and south property line to zero, north and south side to zero and the front property line setback preventing obstruction of the sidewalk from 20' to zero for a proposed three-story, two dwelling unit building with a detached two car garage with roof deck; 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 10/24, 2022

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

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

**APPLICANT:** Pafia Construction, Inc.

**Cal. No.:** 335-22-Z

**APPEARANCE FOR:** Agnes Plecka

**MINUTES OF MEETING:**  
September 16, 2022

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 5833 S. Nashville Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the north side setback from the required 4' to 2.6' (south side setback to be 5.1'), combined side yard setback from 9.6' to 7.7' for a second-floor upper story addition and a two-story rear addition to an existing one-story single family residence that is being renovated with a new partially covered 1st floor open rear deck.

**ACTION OF BOARD - VARIATION GRANTED**

**THE VOTE**

**ZBA**

OCT 24 2022

CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

BRIAN SANCHEZ  
ANGELA BROOKS  
ZURICH ESPOSITO  
ANN MACDONALD  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
ABSENT		

WHEREAS, a remote public hearing was held, in accordance with Section 7(e) of the Open Meetings Act, 5 ILCS 120/1 et seq., on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 2022 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on September 1, 2022; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the north side setback to 2.6' (south side setback to be 5.1'), combined side yard setback to 7.7' for a second-floor upper story addition and a two-story rear addition to an existing one-story single family residence that is being renovated with a new partially covered 1st floor open rear deck; 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 10/29, 2022.

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

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

**APPLICANT:** 2636 Wilton, LLC

**Cal. No.:** 336-22-Z

**APPEARANCE FOR:** Elizabeth Santis

**MINUTES OF MEETING:**  
September 16, 2022

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 2636 N. Wilton Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the north side setback from the required 2' to 0.7' (south to be 2.1'), combined side yard setback from 5' to 2.8', rear setback from 22.5' to 12' for a proposed new third story addition and to convert the existing attic to habitable third story for the existing two-story with attic two dwelling unit residential building.

**ACTION OF BOARD - VARIATION GRANTED**

**ZBA**

OCT 24 2022

CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

BRIAN SANCHEZ  
ANGELA BROOKS  
ZURICH ESPOSITO  
ANN MACDONALD  
SAM TOIA

**THE VOTE**

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
ABSENT		

WHEREAS, a remote public hearing was held, in accordance with Section 7(e) of the Open Meetings Act, 5 ILCS 120/1 et seq., on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 2022 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on September 1, 2022; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the north side setback to 0.7' (south to be 2.1'), combined side yard setback to 2.8', rear setback to 12' for a proposed new third story addition and to convert the existing attic to habitable third story for the existing two-story with attic two dwelling unit residential building; an additional variation was granted to the subject property in Cal. No. 337-22-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

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

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I 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 10/24, 2022.

**APPROVED AS TO SUBSTANCE**

  
**CHAIRMAN**

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

**APPLICANT:** 2636 Wilton, LLC

**Cal. No.:** 337-22-Z

**APPEARANCE FOR:** Elizabeth Santis

**MINUTES OF MEETING:**  
September 16, 2022

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 2636 N. Wilton Avenue

**NATURE OF REQUEST:** Application for a variation to expand the existing floor area by 430.15 for a total of 3,459.91 for a proposed third story addition and conversion of an existing attic in to habitable third story addition to the existing two-story with attic two dwelling unit residential building.

**ACTION OF BOARD - VARIATION GRANTED**

**THE VOTE**

**ZBA**  
  
OCT 24 2022  
  
CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

BRIAN SANCHEZ  
ANGELA BROOKS  
ZURICH ESPOSITO  
ANN MACDONALD  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
ABSENT		

WHEREAS, a remote public hearing was held, in accordance with Section 7(e) of the Open Meetings Act, 5 ILCS 120/1 et seq., on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 2022 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on September 1, 2022; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to expand the existing floor area by 430.15 for a total of 3,459.91 for a proposed third story addition and conversion of an existing attic in to habitable third story addition to the existing two-story with attic two dwelling unit residential building; an additional variation was granted to the subject property in Cal. No. 337-22-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

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

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I 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 10/29, 20

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

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

**APPLICANT:** JBP Food Mart

**Cal. No.:** 338-22-Z

**APPEARANCE FOR:** Thomas Moore

**MINUTES OF MEETING:**  
September 16, 2022

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 115 N. Cicero Avenue

**NATURE OF REQUEST:** Application for variations to eliminate perimeter landscape setback, ornamental fencing, trees and shrub hedge along Division Street and Cicero Avenue, reduce the perimeter trees from five to three along Haddon Avenue, reduce the perimeter landscape setback from 7' to 3.5' along 24 line linear feet along Haddon Avenue, reduce ornamental fencing setback along Haddon Avenue from 5' to zero, reduce the required interior trees from twelve to nine.

**ACTION OF BOARD - VARIATION GRANTED**

**ZBA**

**THE VOTE**

OCT 24 2022

CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

BRIAN SANCHEZ  
ANGELA BROOKS  
ZURICH ESPOSITO  
ANN MACDONALD  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
ABSENT		

WHEREAS, a remote public hearing was held, in accordance with Section 7(e) of the Open Meetings Act, 5 ILCS 120/1 et seq., on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 2022 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on September 1, 2022; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to eliminate perimeter landscape setback, ornamental fencing, trees and shrub hedge along Division Street and Cicero Avenue, reduce the perimeter trees from five to three along Haddon Avenue, reduce the perimeter landscape setback to 3.5' along 24 line linear feet along Haddon Avenue, reduce ornamental fencing setback along Haddon Avenue to zero, reduce the required interior trees from twelve to nine; 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 10/24, 2022

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

**ZONING BOARD OF APPEALS  
CITY OF CHICAGO**

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



**ZBA**

**DEC 19 2022**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

**3425 Lawndale Apartments, LLC**  
APPLICANT

**339-22-Z, 340-22-Z,  
341-22-Z & 342-22-Z**  
CALENDAR NUMBERS

**3401 & 3425 N. Lawndale Avenue**  
PREMISES AFFECTED

**November 18, 2022**  
HEARING DATE

**ACTION OF BOARD**

**THE VOTE**

The applications are denied for failure to receive three concurring votes to approve the applications.

Brian Sanchez, Acting  
Chairman  
Angela Brooks  
Zurich Esposito  
Sam Toia

AFFIRMATIVE	NEGATIVE	ABSENT
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**FINDINGS OF THE ZONING BOARD OF APPEALS  
IN THE MATTER OF THE VARIATION APPLICATIONS FOR 3401 N.  
LAWNDALE AVENUE AND 3425 N. LAWNDALE AVENUE BY 3425  
LAWNDALE APARTMENTS, LLC.**

**I. BACKGROUND**

3425 Lawndale Apartments (the “Applicant”) submitted two variation applications for 3401 N. Lawndale Ave. (“3401 N. Lawndale”) and two variation applications for 3425 N. Lawndale Ave. (“3425 N. Lawndale”). Collectively, 3401 N. Lawndale and 3425 N. Lawndale are one zoning lot<sup>1</sup> and are improved with the St. Wenceslaus parish campus. 3401 N. Lawndale is improved with a vacant school (the “former school”). 3425 N. Lawndale is improved with an active church and a rectory. The Applicant proposed to purchase 3401 N. Lawndale from the Catholic Bishop of Chicago (the “Archdiocese”)<sup>2</sup>.

In order for the Applicant to purchase 3401 N. Lawndale from the Archdiocese and to establish 3401 N. Lawndale as an independent zoning lot, the former school, church and rectory are required to come into compliance with all applicable standards of the Chicago Zoning Ordinance. In particular, Section 17-17-0301 of the Chicago Zoning Ordinance mandates the following:

<sup>1</sup> As such term is defined in Section 17-17-02197 of the Chicago Zoning Ordinance.

<sup>2</sup> At the hearing, Mr. Kolpak advised that the sale had taken place. Nevertheless, he did not formally move to amend the agenda, and pursuant to Section 17-17-0301 of the Chicago Zoning Ordinance, no sale is valid unless and until the variations are granted.

No improved zoning lot may be divided into 2 or more zoning lots and no portion of any improved zoning lot may be sold unless all improved zoning lots resulting from the division or sale comply with all the applicable bulk regulations of the zoning district in which the property is located.

Consequently, to ensure the former school complied with all the applicable bulk regulations of the RS-3 zoning district, the Applicant sought the following variations for 4301 N. Lawndale: (1) a variation to reduce the rear setback from the required 50' to 9.83', north side setback from 51.5' to 0.58' and south side setback from 51.5' to 5.36'; and (2) a variation to reduce the rear yard open space from the required 3,468.43 to 2,179.03 square feet. To ensure the church and rectory complied with all the applicable bulk regulations of the RS-3 zoning district, the Applicant sought the following variations for 3425 N. Lawndale: (1) a variation to reduce the front setback from N. Monticello from the required 14.27' to 8.47' and the south side setback from 18' to 12.32; and (2) a variation to increase the floor area ratio for a non-residential use from 0.9 to 1.29.

## PUBLIC HEARING

### A. The Hearing

The ZONING BOARD OF APPEALS held a remote public hearing<sup>3</sup> on the Applicant's special use application at its regular meeting held on November 18, 2022, after due notice thereof as provided under Sections 17-13-0107-A(9) and 17-13-0107-B of the Chicago Zoning Ordinance and by publication in the *Chicago Tribune*, and as continued without further notice as provided under Section 17-13-108-A of the Chicago Zoning Ordinance. In accordance with the ZONING BOARD OF APPEALS' Rules of Procedure (eff. August 20, 2021), the Applicant had submitted its proposed Findings of Fact. The Applicant's managing member Mr. Stan Sobieski and its attorney Mr. Paul Kolpak were present. The Applicant's architect Mr. Alan Leskiv was also present. Mr. Ben Bujakowski, Mr. Tom Golz, Mr. Edward Velazquez, Ms. Regina Harris, Ms. Janet Hasz and Mr. Scott Young (collectively, the "Objectors") were present and in opposition to the applications. The alderman of the 30th ward Alderman Ariel Reboyras (the "Alderman") was present and in support of the applications.

The Applicant's attorney Mr. Paul Kolpak provided a brief overview of the application.

The Applicant's managing member Mr. Stan Sobieski offered testimony in support of the applications.

In response to questions by the ZONING BOARD OF APPEALS, Mr. Sobieski offered further testimony and Mr. Kolpak made further statements.

The Applicant's project architect Mr. Alan Leskiv offered testimony in support of the applications.

Mr. Ben Bujakowski, of 3424 N. Monticello, offered testimony in opposition to the applications.

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<sup>3</sup> In accordance with Section 7(e) of the Open Meetings Act, 5 ILCS 120/1 *et seq.*

Mr. Tom Golz, of 3417 N. Monticello, offered testimony in opposition to the applications.

Mr. Edward Velazquez, of 3437 N. Lawndale, offered testimony in opposition to the applications.

Ms. Regina Harris, of 3649 W. Cornelia, Unit A, offered testimony in opposition to the applications.

In response to the Objectors' testimony and questions by the ZONING BOARD OF APPEALS, the Alderman offered testimony in support of the applications.

Ms. Janet Hasz, of 3417 N. Monticello, offered testimony in opposition to the applications.

Mr. Scott Young, of 3449 N. Lawndale, offered testimony in opposition to the applications.

In response to the Objectors' testimony, Mr. Kolpak offered a rebuttal and then made a brief closing statement.

The Alderman offered further testimony.

#### B. Criteria for a Variation

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

Pursuant to Section 17-13-1107-B of the Chicago Zoning Ordinance, in order to determine that practical difficulties or particular hardships exist, the ZONING BOARD OF APPEALS must find evidence of each of the following: (1) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of the Chicago Zoning Ordinance; (2) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and (3) the variation, if granted, will not alter the essential character of the neighborhood.

Pursuant to Section 17-13-1107-C of the Chicago Zoning Ordinance, in making its determination of whether practical difficulties or particular hardships exist, the ZONING BOARD OF APPEALS must take into consideration the extent to which evidence has been submitted substantiating the following facts: (1) the particular physical surroundings, shape or topographical condition of the specific property involved would result in a particular hardship upon the property owner as distinguished from a mere inconvenience, if the strict

letter of the regulations were carried out; (2) the conditions upon which the petition for a variation is based would not be applicable, generally, to other property within the same zoning classification; (3) the purpose of the variation is not based exclusively upon a desire to make more money out of the property; (4) the alleged practical difficulty or particular hardship has not been created by any person presently having an interest in the property; (5) the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; and (6) the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.

## II. FINDINGS OF FACT

The City of Chicago is a home rule unit of government by virtue of the provisions of Article VII, Section 6(a) of the Constitution of the State of Illinois of 1970, and, as such, may exercise any power and perform any function pertaining to its government and affairs. *Palm v. 2800 Lake Shore Drive Condominium Ass'n*, 401 Ill.App.3d 868, 873 (1st Dist. 2010). Home rule powers include zoning. *Thompson v. Cook County Zoning Board of Appeals*, 96 Ill.App.3d 561, 569 (1st Dist. 1981). As set forth in Section 17-13-1104 of the Chicago Zoning Ordinance:

The Zoning Board of Appeals is the final decision-making body on variation applications. A concurring vote of 3 members of the Zoning Board of Appeals is necessary to grant a variation.

In the roll call vote<sup>4</sup> to approve the Applicant's applications, Acting Chairman Sanchez and Commissioner Toia voted "yea." Commissioner Esposito and Commissioner Brooks voted "nay." As no members of the ZONING BOARD OF APPEALS were absent from the November 18, 2022 hearing, the ZONING BOARD OF APPEALS cannot rely on Section 11-13-3(e) of the Illinois Municipal Code, 65 ILCS 5/11-13-1 *et seq.*, and have the absent member or members of the ZONING BOARD OF APPEALS read the transcript of the hearing and vote. 65 ILCS 5/11-13-3(e); *but see Thompson v. Cook County Zoning Board of Appeals*, 96 Ill.App.3d 561, 569 (1st Dist. 1981) (reminding that home rule unit of governments are not bound by state zoning laws).

Consequently, the only findings of fact that the ZONING BOARD OF APPEALS can make in this particular instance is that the Applicant's applications are denied for failure to receive the concurring three votes necessary to approve the variations. *Sokalis v. Zoning Bd. of Appeals of Springfield*, 21 Ill.App.2d 178 (3d. Dist. 1959) ("The only decision the Zoning Board of Appeals [of Springfield] could make was that the motion or petition was denied because it failed to receive the concurring four votes necessary to authorize the requested use variance."); *see also Jackson v. Cook County Regional Bd. of Trustees*, 282 Ill.App.3d 191, 193 (1st Dist. 1996) (affirming denial of petition before the administrative agency for failure to receive the votes required by statute).

## III. CONCLUSION

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<sup>4</sup> In accordance with Section 7(e)(6) of the Open Meetings Act, 5 ILCS 120/1 *et seq.*

Pursuant to Section 17-13-1104 of the Chicago Zoning Ordinance, the ZONING BOARD OF APPEALS hereby denies the Applicant's applications for variations for failure to receive three concurring votes approving such applications.

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

APPROVED AS TO SUBSTANCE

By:   
Brian Sanchez, Acting Chairman

I, Janine Klich-Jensen, staff person for the ZONING BOARD OF APPEALS, certify that I caused this to be placed in the USPS mail, postage prepaid, on 12/13, 2022.

  
Janine Klich-Jensen

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

**APPLICANT:** Next Generation Tattoo Shop Cal. No.343-22-S  
**APPEARANCE FOR:** Kevin Coyne **MINUTES OF MEETING:**  
September 16, 2022  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 5529 S. Ashland Avenue

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

**ACTION OF BOARD – APPLICATION APPROVED**

**ZBA**

OCT 24 2022

CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

BRIAN SANCHEZ  
ANGELA BROOKS  
ZURICH ESPOSITO  
ANN MACDONALD  
SAM TOIA

**THE VOTE**

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
ABSENT		

**THE RESOLUTION:**

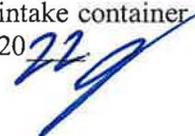
WHEREAS, a remote public hearing was held, in accordance with Section 7(e) of the Open Meetings Act, 5 ILCS 120/1 et seq., on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 2022 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on September 1, 2022; and

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

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s) 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 10/24, 2022



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

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

**APPLICANT:** JBP Food Mart Cal. No.13-22-S  
**APPEARANCE FOR:** Thomas Moore **MINUTES OF MEETING:**  
**APPEARANCE AGAINST:** None September 16, 2022  
**PREMISES AFFECTED:** 1150 N. Cicero Avenue

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

**ACTION OF BOARD – APPLICATION APPROVED**

**THE VOTE**

**ZBA**

**OCT 24 2022**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ  
ANGELA BROOKS  
ZURICH ESPOSITO  
ANN MACDONALD  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
ABSENT		

**THE RESOLUTION:**

WHEREAS, a remote public hearing was held, in accordance with Section 7(e) of the Open Meetings Act, 5 ILCS 120/1 et seq., on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 2022 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on January 6, 2022; and

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

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s) provided: the special use is issued solely to the applicant, JBP Food Mart, and the development is consistent with the design and layout of the plans and documents, dated September 15, 2022, all prepared by Purohit 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 10/24, 2022.

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

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

**APPLICANT:** 5905 N. Clark, LLC Cal. No.228-22-S

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

September 16, 2022

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 1548 W. Ardmore Avenue

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

**ACTION OF BOARD – APPLICATION APPROVED**

**THE VOTE**

**ZBA**

**OCT 24 2022**

CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

BRIAN SANCHEZ  
ANGELA BROOKS  
ZURICH ESPOSITO  
ANN MACDONALD  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
ABSENT		

**THE RESOLUTION:**

WHEREAS, a remote public hearing was held, in accordance with Section 7(e) of the Open Meetings Act, 5 ILCS 120/1 et seq., on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 2022 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on June 30, 2022; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish residential use below the second floor for a proposed four-story, eighteen dwelling unit building; two variations were also granted to the subject property in Cal. Nos. 229-22-Z and 230-22-Z; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s) provided: the development is consistent with the design and layout of the plans and documents dated September 15, 2022 prepared by Space Architects + Planners.

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 10/24, 2022

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

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

**APPLICANT:** 5905 N. Clark, LLC

**Cal. No.:** 229-22-Z

**APPEARANCE FOR:** Nicholas Ftikas

**MINUTES OF MEETING:**  
September 16, 2022

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 1548 W. Ardmore Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the rear yard from the required 30' to zero for a proposed four-story, eighteen dwelling unit building.

**ACTION OF BOARD - VARIATION GRANTED**

**THE VOTE**

**ZBA**  
  
OCT 24 2022  
  
CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

BRIAN SANCHEZ  
ANGELA BROOKS  
ZURICH ESPOSITO  
ANN MACDONALD  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
ABSENT		

WHEREAS, a remote public hearing was held, in accordance with Section 7(e) of the Open Meetings Act, 5 ILCS 120/1 et seq., on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 2022 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on June 30, 2022; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the rear yard to zero for a proposed four-story, eighteen dwelling unit building; a special use was approved and an additional variation was granted to the subject property in Cal. Nos. 228-22-S and 230-22-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that the foresaid variation request be and it hereby is granted subject to the following condition(s): the development is consistent with the design and layout of the plans and documents dated September 15, 2022 prepared by Space Architects + Planners.

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 10/24, 2022

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

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

**APPLICANT:** 5905 N. Clark, LLC

**Cal. No.:** 230-22-Z

**APPEARANCE FOR:** Nicholas Ftikas

**MINUTES OF MEETING:**  
September 16, 2022

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 1548 W. Ardmore Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the required loading space from one to zero for a proposed four-story, eighteen dwelling unit building.

**ACTION OF BOARD - VARIATION GRANTED**

**ZBA**

OCT 24 2022

CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

BRIAN SANCHEZ  
ANGELA BROOKS  
ZURICH ESPOSITO  
ANN MACDONALD  
SAM TOIA

**THE VOTE**

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
ABSENT		

WHEREAS, a remote public hearing was held, in accordance with Section 7(e) of the Open Meetings Act, 5 ILCS 120/1 et seq., on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 2022 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on June 30, 2022; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the required loading space from one to zero for a proposed four-story, eighteen dwelling unit building; a special use was approved and an additional variation was granted to the subject property in Cal. Nos. 228-22-S and 229-22-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that the foresaid variation request be and it hereby is granted subject to the following condition(s): the development is consistent with the design and layout of the plans and documents dated September 15, 2022 prepared by Space Architects + Planners.

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 10/24, 2022.

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

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

**APPLICANT:** Alltown Bus Service, Inc. Cal. No.242-22-S  
**APPEARANCE FOR:** Thomas Murphy **MINUTES OF MEETING:**  
September 16, 2022  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 1048 E. 81<sup>st</sup> Street

**NATURE OF REQUEST:** Application for a special use to establish an outdoor vehicle storage (school buses) located adjacent to an existing one-story building.

**ACTION OF BOARD – APPLICATION APPROVED**

**THE VOTE**

**ZBA**

OCT 24 2022

CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

BRIAN SANCHEZ  
ANGELA BROOKS  
ZURICH ESPOSITO  
ANN MACDONALD  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
ABSENT		

**THE RESOLUTION:**

WHEREAS, a remote public hearing was held, in accordance with Section 7(e) of the Open Meetings Act, 5 ILCS 120/1 et seq., on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 2022 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on June 30, 2022; and

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

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s) provided: the special use is issued solely to the applicant, Alltown Bus Service, Inc., and the development is consistent with the design and layout of the plans and documents dated September 12, 2022, prepared by JH Designs.

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 10/24, 2022.

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

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

**APPLICANT:** Alltown Bus Service, Inc. Cal. No.243-22-S  
**APPEARANCE FOR:** Thomas Murphy **MINUTES OF MEETING:** September 16, 2022  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 1014 E. 82<sup>st</sup> Street

**NATURE OF REQUEST:** Application for a special use to establish twenty-four off-site accessory parking spaces within 600 feet to the entrance of a facility where a school bus dispatch is located in the building at its main address of 1035 E. 81st Street.

**ACTION OF BOARD – APPLICATION APPROVED**

**THE VOTE**

**ZBA**

**OCT 24 2022**

**CITY OF CHICAGO  
 ZONING BOARD  
 OF APPEALS**

BRIAN SANCHEZ  
 ANGELA BROOKS  
 ZURICH ESPOSITO  
 ANN MACDONALD  
 SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
ABSENT		

**THE RESOLUTION:**

WHEREAS, a remote public hearing was held, in accordance with Section 7(e) of the Open Meetings Act, 5 ILCS 120/1 et seq., on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 2022 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on June 30, 2022; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish twenty-four off-site accessory parking spaces within 600 feet to the entrance of a facility where a school bus dispatch is located in the building at its main address of 1035 E. 81st Street; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s) provided: the special use is issued solely to the applicant, Alltown Bus Service, Inc., and the development is consistent with the design and layout of the plans and documents, dated September 12, 2022, prepared by JH Designs.

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 10/24, 2022

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

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

**APPLICANT:** Carolina Lapekas  
**APPEARANCE FOR:** John Pikarski  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 1952 N. Bissell Street

**Cal. No.:** 485-21-Z

**MINUTES OF MEETING:**  
September 16, 2022

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

**ACTION OF BOARD - VARIATION WITHDRAWN**

**THE VOTE**

**ZBA**

OCT 24 2022

CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

BRIAN SANCHEZ  
ANGELA BROOKS  
ZURICH ESPOSITO  
ANN MACDONALD  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
ABSENT		

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

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

**APPLICANT:** Carolina Lapekas  
**APPEARANCE FOR:** John Pikarski  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 1952 N. Bissell Street

**Cal. No.:** 486-21-Z

**MINUTES OF MEETING:**  
September 16, 2022

**NATURE OF REQUEST:** Application for a variation to reduce the rear yard open space from the required 75.6 square feet to zero for a proposed two-story front addition to an existing two-story single-family residence to be converted to a two dwelling unit building.

**ACTION OF BOARD - VARIATION WITHDRAWN**

**THE VOTE**

**ZBA**  
  
OCT 24 2022  
  
CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

BRIAN SANCHEZ  
ANGELA BROOKS  
ZURICH ESPOSITO  
ANN MACDONALD  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
ABSENT		

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