The Applicant Chicago Alternative Health Center dba Midway Dispensary presented a written request for an extension of time in which to expand an existing medical cannabis dispensary at the subject property 5848-50 S. Archer Avenue. The special use was approved on September 18, 2020 in Cal. No. 288-20-S.

The Applicant’s representative, Tyler Manic stated that the Applicant is at the end of the process of obtaining the permits from the City which were delayed due to corrections on the application and resolution. The Department of Planning and Development and the Department of Buildings differed on the range of address for the subject Property.

Chairman Knudsen moved the request be granted and the time for obtaining the necessary permits be extended to November 23, 2022.
The Applicant Chicago Alternative Health Center dba Midway Dispensary presented a written request for an Expand an existing adult use recreational cannabis dispensary at the subject property 5848-50 S. Archer Avenue. The special use was approved on September 18, 2020 in Cal. In Cal. No. 289-20-S.

The Applicant’s representative, Tyler Manic stated that the Applicant is at the end of the process of obtaining the permits from the City which were delayed due to corrections on the application and resolution. The Department of Planning and Development and the Department of Buildings differed on the range of address for the subject Property.

Chairman Knudsen moved the request be granted and the time for obtaining the necessary permits be extended to November 23, 2022.

THE VOTE

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Chairman

Page 2 of 44
APPLICANT: Herbert Johnson  
Cal. No.491-21-Z

APPEARANCE FOR: Same as Applicant  
MINUTES OF MEETING: December 17, 2021

APPEARANCE AGAINST: None

PREMISES AFFECTED: 9936 S. Aberdeen Street

NATURE OF REQUEST: Application for a variation to reduce the front setback from the required 33.75' to 12', south side setback from 4' to 1.68' (north to be 1.9'), combined side yard setback from 8.7' to 3.58' for a proposed second floor addition, rear open wood decks and stair and rear detached three-car garage on an existing one-story single-family residence.

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

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THE RESOLUTION:

WHEREAS, a remote public hearing was held, in accordance with Section 7(c) 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 December 17, 2021 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on December 2, 2021; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted use to reduce the front setback to 12', south side setback to 1.68' (north to be 1.9'), combined side yard setback to 3.58' for a proposed second floor addition, rear open wood decks and stair and rear detached three-car garage on an existing one-story single-family residence; 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):

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I caused this to be placed in the USPS mail at 121 North LaSalle Street, Chicago, IL on 1/24/2022.
APPLICANT: Therese C. Glab  CAL. NO.: 492-21-Z

APPEARANCE FOR: Richard Zulkey  MINUTES OF MEETING:

APPEARANCE AGAINST: None  December 17, 2021

PREMISES AFFECTED: 5626 N. Kerbs Avenue

NATURE OF REQUEST: Application for a variation to reduce the rear setback from the required 34.21' to 21.83' for a proposed one-story addition to the existing single-family residence.

ACTION OF BOARD - VARIATION GRANTED

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 December 17, 2021 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on December 2, 2021; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the rear setback to 21.83' for a proposed one-story addition to the existing single-family residence; the Board finds 1) strict compliance with the regulations and standards of this Zoning ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

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

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I caused this to be placed in the USPS mail at 121 North LaSalle Street, Chicago, IL on 1/24/2022.

Page 4 of 44
APPLICANT: Panoptic Group, LLC*  
CAL. NO.: 493-21-Z

APPEARANCE FOR: Mark Kupiec  
MINUTES OF MEETING: December 17, 2021

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2132 W. Rice Street

NATURE OF REQUEST: Application for a variation to reduce minimum lot area from the required 3,000 square feet to 2,953 square feet for a proposed three-story, three-dwelling unit building with three-story covered porch and a three-parking space parking pad.

ACTION OF BOARD - VARIATION GRANTED

THE VOTE

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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 December 17, 2021 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on December 2, 2021; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce minimum lot area to 2,953 square feet for a proposed three-story, three-dwelling unit building with three-story covered porch and a three-parking space parking pad; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

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

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I caused this to be placed in the USPS mail at 121 North LaSalle Street, Chicago, IL on 1/24/2022.

*Amended at Hearing
APPLICANT: Baked Buds Company, LLC

APPEARANCE FOR: Liz Butler

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1958 W. Lake Street

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

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

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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 December 17, 2021 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on December 2, 2021; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a cannabis infuser facility; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all 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): (1) the special use is issued solely to the applicant, Baked Buds Company, LLC; (2) no retail sales, samples, or physical product displays or stock are allowed at this facility; (3) no cannabis growing or production are allowed at this facility; (4) the development is consistent with the design and layout of the site, floor, and odor plans dated December 16, 2021, prepared by Pathangay Architects, and the Odor Control Plan report, dated December 16, 2021, prepared by Green Consulting Partners; and (5) details and final design for the odor control system and components, including but not limited to: the size, type, and location of equipment, filters, roof top mechanical units and exterior system exhaust, etc. and details on the design and location of the airlocks, system layout, etc. are reviewed and approved by Chicago Department of Public Health prior to issuance of any permits.

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I caused this to be placed in the USPS mail at 121 North LaSalle Street, Chicago, IL on 1/24/22.
ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: 3244 Lincoln, LLC

APPEARANCE FOR: Nicholas Ftikas

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3244-46 N. Lincoln Avenue

NATURE OF REQUEST: Application for a variation to reduce the rear setback on floors containing dwelling units from the required 30' to 1' for a proposed four-story, seven dwelling unit building with roof deck and ground floor retail use.

ACTION OF BOARD - VARIATION GRANTED

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 December 17, 2021 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on December 2, 2021; and

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

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

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I caused this to be placed in the USPS mail at 121 North LaSalle Street, Chicago, IL on 1/24/2022.
APPLICANT: Noel Roma, Jr.  
CAL. NO.: 496-21-Z  

APPEARANCE FOR: Nicholas Ftikas  

APPEARANCE AGAINST: None  

PREMISES AFFECTED: 1628 N. Harding Avenue  

NATURE OF REQUEST: Application for a variation to reduce the north side setback from the required 2' to zero (south side setback to be 2.01'), combined side yard setback from 4.80' to 2.01' for a proposed third floor north/south side dormers to the existing three-story, two dwelling unit building.  

ACTION OF BOARD - VARIATION GRANTED  

THE VOTE  

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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 December 17, 2021 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on December 2, 2021; and  

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the north side setback to zero (south side setback to be 2.01'), combined side yard setback to 2.01' for a proposed third floor north/south side dormers to the existing three-story, two dwelling unit building; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore  

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

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I caused this to be placed in the USPS mail at 121 North LaSalle Street, Chicago, IL on 12/4/22.  

[Signature]  

Chairman
JRA Holdings, LLC
APPLICANT
5914 S. Central Avenue
PREMISES AFFECTED

ACTION OF BOARD
The application for the special use is approved subject to the conditions set forth in this decision.

THE VOTE
AFFIRMATIVE NEGATIVE ABSENT
Timothy Knudsen, Chairman
Zurich Esposito
Brian Sanchez
Jolene Saul
Sam Toia

FINDINGS OF THE ZONING BOARD OF APPEALS
IN THE MATTER OF THE SPECIAL USE APPLICATION FOR 5914 S. CENTRAL AVENUE BY JRA HOLDINGS, LLC.

I. BACKGROUND

JRA Holdings, LLC (the “Applicant”) submitted a special use application for 5914 S. Central (the “subject property”). The subject property is zoned M1-1 and is improved with a surface parking lot. The Applicant proposed to establish a non-accessory parking lot with sixty (60) parking spaces (the “proposed parking lot”). In accordance with Section 17-13-0903 of the Chicago Zoning Ordinance, the Zoning Administrator of the City’s Department of Planning and Development (the “Zoning Administrator” and “Department”) stated that it was not opposed to the proposed parking lot provided that: (1) the special use was issued solely to the Applicant; and (2) the development was consistent with the design and layout of the plans and drawings dated December 17, 2021, prepared by Axios Architects & Consultants.

II. PUBLIC HEARING

A. The Hearing

1 As defined in Section 17-17-0104-V of the Chicago Zoning Ordinance.
The ZONING BOARD OF APPEALS held a remote public hearing on the Applicant’s special use application at its regular meeting on December 17, 2021, after due notice thereof as provided under Sections 17-13-0107-A(9) and 17-13-0107-B of the Chicago Zoning Ordinance and by publication in the Chicago Tribune. In accordance with the ZONING BOARD OF APPEALS’ Rules of Procedure (eff. August 20, 2021), the Applicant had submitted its proposed Findings of Facts. The Applicant’s manager Mr. Jack Saleh and the Applicant’s attorney Mr. Nick Ftikas were present. The Applicant’s architect Mr. Bill Kokalias and its MAI real estate appraiser Mr. Terrance O’Brien were present. The alderman of the 13th ward Mr. Marty Quinn (the “Alderman”) was present and in opposition to the application. The statements and testimony given during the public hearing were given in accordance with the ZONING BOARD OF APPEALS’ Rules of Procedure and its Emergency Rules (eff. November 1, 2021).

The Applicant’s attorney Mr. Nick Ftikas provided a brief overview of the application.

The Applicant offered the testimony of its manager Mr. Jack Saleh in support of the application.

The Applicant offered the testimony of its architect Mr. Bill Kokalias in support of the application.

The Applicant offered the testimony of its MAI real estate appraiser Mr. Terrance O’Brien in support of the application.

In response from questions from the ZONING BOARD OF APPEALS, Mr. Saleh offered further testimony.

The Alderman offered testimony in opposition to the application.

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

In response to the Alderman’s testimony and questions from the ZONING BOARD OF APPEALS, Mr. Ftikas made further statements and Mr. Saleh offered further testimony.

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

Mr. Ftikas made a closing statement.

B. Criteria for a Special Use

Pursuant to Section 17-13-0905-A of the Chicago Zoning Ordinance, no special use

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2 In accordance with Section 7(e) of the Open Meetings Act, 5 ILCS 120/1 et seq.
3 Such Emergency Rules were issued by the Chairman of the ZONING BOARD OF APPEALS in accordance with his emergency rule-making powers set forth in the Rules of Procedure.
application may be approved unless the ZONING BOARD OF APPEALS finds that the proposed use in its proposed location meets all of the following criteria: (1) it complies with all applicable standards of the Chicago Zoning Ordinance; (2) it is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of the neighborhood or community; (3) it is compatible with the character of the surrounding area in terms of site planning and building scale and project design; (4) it is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise and traffic generation; and (5) it is designed to promote pedestrian safety and comfort.

III. FINDINGS OF FACT

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

1. The proposed special use complies with all applicable standards of the Chicago Zoning Ordinance.

The ZONING BOARD OF APPEALS finds that the proposed special use complies with all applicable standards of the Chicago Zoning Ordinance. The subject property is located in a M1-1 zoning district. The Applicant’s proposed non-accessory parking lot is a special use in a M1-1 zoning district. The Applicant is seeking no other relief from the Chicago Zoning Ordinance. Indeed, based on Mr. Kokalias’ testimony, the proposed parking lot clearly meets all parking lot standards of the Chicago Zoning Ordinance. It is only the non-accessory use of the parking lot that brings the Applicant before the ZONING BOARD OF APPEALS. Since the ZONING BOARD OF APPEALS has decided to grant the special use to the Applicant, the Applicant’s proposed special use therefore complies with all applicable standards (i.e., landscaping, surfacing, stall width, etc.) of the Chicago Zoning Ordinance.

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

The subject property is located directly east (across Central Avenue) from Midway Airport. Minutemen Park is located (across an alley) to the north. To the east (across an alley) is single-family residential use. To the south is commercial/industrial use. As Mr. O’Brien very credibly testified, the predominant land use in the area is Midway Airport. Because of this, there are

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4 Pursuant to Section 17-5-0207-X of the Chicago Zoning Ordinance.
various facilities that operate in conjunction with Midway airport in the area such as parking lots and parking structures. The ZONING BOARD OF APPEALS finds that the proposed special use is in the interest of the public convenience because it will allow the public another option with respect to remote parking for Midway Airport. As set forth in Mr. O’Brien’s report, there is a need for parking in the area. Further, the ZONING BOARD OF APPEALS finds that the proposed special use will not have a significant adverse impact on the general welfare of the neighborhood or community. The ZONING BOARD OF APPEALS notes that while the prior operator did not operate the lot in a safe manner, and in fact – based on the citations issued by the City’s Department of Streets and Sanitations – was illegally operating a junk yard and car repair shop on the subject property, such unsafe and illegal actions cannot be attributed to the Applicant. The ZONING BOARD OF APPEALS found Mr. Saleh to be very credible not only with respect to his plans for the subject property but also with respect to his history as a responsible landlord. The ZONING BOARD OF APPEALS finds that non-accessory parking lots – such as the proposed parking lot – cause significant adverse impact to the neighborhood when they are poorly operated.

From the Applicant’s site plans and the credible testimony of the Applicant’s witnesses, it is clear that the proposed parking lot is well designed and will operate in such a manner that it will not negatively impact residential use to the east of the subject property nor the commercial/industrial use to the south of the subject property. It also will not negatively impact the park to the north of the subject property, and obviously, it will positively impact Midway Airport to the west.

3. The proposed special use is compatible with the character of the surrounding area in terms of site planning and building scale and project design.

As Mr. Kokolias testified and as can be seen from the plans and drawings, the Applicant will be replacing the current chain link fence on the subject property’s north and east sides with a 6’ high solid wood fence (with the exception of the northeast corner which will be wrought iron). This will better shield the residential neighborhood to the east and the park to the north from any light and noise caused by the proposed parking lot. Further, the Applicant will be providing 28 trees and 156 shrubs which will also dampen sound and noise. The Applicant will be replacing the chain link fence on the subject property’s west and south sides with a wrought iron fence. The Applicant is closing one of the curb cuts on South Central and is reorganizing and restriping the parking spaces within the proposed parking lot. There will also be new interior lighting. Based on all this, the ZONING BOARD OF APPEALS finds that the proposed parking lot is
compatible with the surrounding area in terms of site planning and building scale and project design.

4. The proposed special use is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise and traffic generation.

As the Applicant’s proposed parking lot will service Midway Airport it will, like Midway itself, be a twenty-four hour, seven days a week operation. Nevertheless, and as can be seen from the plans and drawings and the testimony of the Applicant’s witnesses, the Applicant has designed and will operate the proposed parking lot so that it will not interfere with the residential use to the east and the park use to the north of the subject property. All ingress and egress to the proposed parking lot will occur off of the arterial street of S. Central Avenue. The residential use to the east and the park use to the north of the subject property will be protected due to the wooden fence and the new landscaping. Further, the Applicant will be adding new interior lighting and will always have at least one employee present. As such, the proposed parking lot will be secure and well-lit. The main hours of operation (6:00 AM – 10 PM) will coincide with travel patterns for Midway Airport. The Applicant will therefore be timing its shuttle services to account for this. Based on all this, the ZONING BOARD OF APPEALS finds that the proposed parking lot is compatible with the character of the area in terms of operating characteristic, such as hours of operation, outdoor lighting, noise and traffic generation.

5. The proposed special use is designed to promote pedestrian safety and comfort.

The ZONING BOARD OF APPEALS finds that the proposed parking lot is designed to promote pedestrian safety and comfort. Again, the Applicant will be closing one of the existing curb cuts off of S. Central Avenue. There will be new landscaping on the site as well as attractive new fencing. Further, the new interior lighting and the added presence of always at least one employee on site will also greatly add to pedestrian safety and comfort.

IV. CONCLUSION

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

The ZONING BOARD OF APPEALS hereby approves the Applicant’s application for a special use, and pursuant to the authority granted to the ZONING BOARD OF
APPEALS by Section 17-13-0906 of the Chicago Zoning Ordinance, the Zoning Administrator is authorized to permit said special use subject to the following conditions:

1. The special use shall be issued solely to the Applicant; and

2. The special use shall be developed consistently with the design and layout of the plans and drawings dated December 17, 2021, prepared by Axios Architects & Consultants.

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

APPROVED AS TO SUBSTANCE

By: Timothy Knudsen, Chairman

I, Janine Klich-Jensen, staff person for the ZONING BOARD OF APPEALS, certify that I caused this to be placed in the USPS mail at 121 North LaSalle Street, Chicago, IL on January 24, 2022.
ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Dana Westfall and Nicole Van Haverbeke  
CAL. NO.: 498-21-Z

APPEARANCE FOR: Nicholas Ftikas  
MINUTES OF MEETING: December 17, 2021

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1909 W. Cortland Avenue

NATURE OF REQUEST: Application for a variation to reduce the west side setback from the required 2' to 0.2' (east to be 2.8'), combined side yard setback from 4.8' to 3' for a proposed two-story rear addition and two car garage with rooftop deck to the existing three-story, single-family residence.

ACTION OF BOARD - VARIATION GRANTED

THE VOTE

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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 December 17, 2021 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on December 2, 2021; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the west side setback to 0.2' (east to be 2.8'), combined side yard setback to 3' for a proposed two-story rear addition and two car garage with rooftop deck to the existing three-story, single-family residence; an additional variation was granted to the subject property in Cal. No. 499-21-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

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

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I caused this to be placed in the USPS mail at 121 North LaSalle Street, Chicago, IL on __________, 2022.
APPLICANT: Dana Westfall and Nicole Van Haverbeke  
CAL. NO.: 499-21-Z

APPEARANCE FOR: Nicholas Ftikas  
MINUTES OF MEETING: December 17, 2021

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1909 W. Cortland Avenue

NATURE OF REQUEST: Application for a variation to increase the floor area ratio from 0.9 to 1.0 for a proposed two-story rear addition and two car garage with rooftop deck to an existing three-story, single-family residence.

ACTION OF BOARD - VARIATION GRANTED

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 December 17, 2021 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on December 2, 2021; and

Whereas, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: the applicant shall be permitted variation to increase the floor area ratio to 1.0 for a proposed two-story rear addition and two car garage with rooftop deck to an existing three-story, single-family residence; an additional variation was granted to the subject property in Cal. No. 498-21-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

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

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I caused this to be placed in the USPS mail at 121 North LaSalle Street, Chicago, IL on ____________, 2022.
APPLICANT: Lux Living 4U, LLC

APPEARANCE FOR: Nicholas Ptikas

APPEARANCE AGAINST: None

PREMISES AFFECTED: 605 N. Ashland Avenue

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

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

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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 December 17, 2021 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on December 2, 2021; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish residential use below the second floor for a proposed four-story, four dwelling unit building with an attached four car garage; a variation was also granted at the subject property in Cal. No. 501-21-Z; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): provided the development is consistent with the design and layout of the plans and drawings dated November 29, 2021, prepared by Hanna Architects, Inc.

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I caused this to be placed in the USPS mail at 121 North LaSalle Street, Chicago, IL on 12/4/2021.
APPLICANT: Lux Living 4U, LLC  
APPEARANCE FOR: Nicholas Ftikas  
CAL. NO.: 501-21-Z  
MINUTES OF MEETING: December 17, 2021

APPEARANCE AGAINST: None  
PREMISES AFFECTED: 605 N. Ashland Avenue  

NATURE OF REQUEST: Application for a variation to reduce the rear setback on floors containing dwelling units from the required 30' to 3', east side setback from 2.8' to zero for a proposed four-story, four dwelling unit building with an attached four-car garage.

ACTION OF BOARD - VARIATION GRANTED

THE VOTE

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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 December 17, 2021 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on December 2, 2021; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the rear setback on floors containing dwelling units from the required 30' to 3', east side setback to zero for a proposed four-story, four dwelling unit building with an attached four-car garage; a special use was also approved for the subject property in Cal. No. 500-21-S; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that the foresaid variation request be and it hereby is granted subject to the following condition(s); provided the development is consistent with the design and layout of the plans and drawings dated November 29, 2021, prepared by Hanna Architects, Inc.

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I caused this to be placed in the USPS mail at 121 North LaSalle Street, Chicago, IL on 12/4/2022.  

Page 13 of 44

APPROVED AS TO SUBSTANCE
APPLICANT: Elston Petroleum, Ltd. Cal. No.502-21-S

APPEARANCE FOR: Nicholas Ftikas

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1940 N. Elston Avenue

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

ACTION OF BOARD – Continued to February 18, 2022

THE VOTE

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JAN 24 2022
CITY OF CHICAGO
ZONING BOARD OF APPEALS

Page 14 of 44
APPLICANT: Elston Petroleum, Ltd. Cal. No.503-21-Z

APPEARANCE FOR: Nicholas Fтикас

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1940 N. Elston Avenue

NATURE OF REQUEST: Application for a variation to reduce the lot area from the required 20,000 square feet to 16,834 square feet for a proposed gas station with six pumps with an accessory convenience store on the first floor of an existing two-story building with office use on the second floor.

ACTION OF BOARD – Continued to February 18, 2022

THE VOTE

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Page 15 of 44
APPLICANT: Lawndale Educational and Regional Network Cal. No.504-21-Z

APPEARANCE FOR: Scott Borstein

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1700 W. 83rd Street

NATURE OF REQUEST: Application for a variation to reduce the rear setback from the required 37.5' to 0.69' for a proposed two-story addition to an existing three-story school.

ACTION OF BOARD – Continued to February 18, 2022

THE VOTE

| JAN 24 2022 | TIMOTHY R. KNUDSEN | X |
| CITY OF CHICAGO | ZURICH ESPOSITO | X |
| ZONING BOARD OF APPEALS | BRIAN H. SANCHEZ | X |
| | JOLENE SAUL | X |
| | SAM TOIA | X |

APPROVED AS TO SUBSTANCE

CHAIRMAN
APPLICANT: Lawndale Educational and Regional Network  Cal. No.505-21-Z

APPEARANCE FOR: Scott Borstein  MINUTES OF MEETING:

APPEARANCE AGAINST: None  December 17, 2021

PREMISES AFFECTED: 1700 W. 83rd Street

NATURE OF REQUEST: Application for a variation to increase the floor area ratio from 1.2 (39,816 square feet) to 1.64 (54,336 square feet) for a proposed two-story addition to an existing three-story school.

ACTION OF BOARD – Continued to February 18, 2022

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APPLICANT: Lawndale Educational and Regional Network  
Cal. No.506-21-Z

APPEARANCE FOR: Scott Borstein

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1700 W. 83rd Street

NATURE OF REQUEST: Application for a variation to reduce the rear yard open space from the required 2,157 square feet to zero for a proposed two-story addition to an existing three-story school.

ACTION OF BOARD — Continued to February 18, 2022

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Page 18 of 44
APPLICANT: Lawndale Educational and Regional Network Cal. No.507-21-Z

APPEARANCE FOR: Scott Borstein

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1700 W. 83rd Street

NATURE OF REQUEST: Application for a variation to reduce the length of the required loading space from 50' to 25' for a proposed two-story addition to the existing three-story school.

ACTION OF BOARD — Continued to February 18, 2022

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Page 19 of 44
APPLICANT: Lawndale Educational and Regional Network  
Cal. No.508-21-S

APPEARANCE FOR: Scott Borstein

APPEARANCE AGAINST: None

PREMISES AFFECTED: 8255 S. Paulina Street

NATURE OF REQUEST: Application for a special use to establish an accessory off-site parking lot for an existing school located at 1700 W. 83rd Street, which is not more than 600' from the use served for a proposed two-story addition to an existing three-story school.

ACTION OF BOARD – Continued to February 18, 2022

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JAN 24 2022
CITY OF CHICAGO
ZONING BOARD OF APPEALS

CHAIRMAN:

APPROVED AS TO SUBSTANCE
APPLICANT: Lawndale Educational and Regional Network

APPEARANCE FOR: Scott Borstein

APPEARANCE AGAINST: None

PREMISES AFFECTED: 825 S. Paulina Street

NATURE OF REQUEST: Application for a special use to establish a non-accessory parking lot with twenty-four parking stalls.

ACTION OF BOARD — Continued to February 18, 2022

THE VOTE

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JAN 24 2022
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

APPROVED AS TO SUBSTANCE

Page 21 of 44
APPLICANT: Lawndale Educational and Regional Network

APPEARANCE FOR: Scott Borstein

APPEARANCE AGAINST: None

PREMISES AFFECTED: 8255 S. Paulina Street

NATURE OF REQUEST: Application for a variation to reduce the front setback from the required 15' to 4.61' for a proposed non-accessory parking lot with twenty-four parking spaces.

ACTION OF BOARD — Continued to February 18, 2022

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APPLICANT: Lawndale Educational and Regional Network Cal. No.511-21-Z

APPEARANCE FOR: Scott Borstein

APPEARANCE AGAINST: None

PREMISES AFFECTED: 8255 S. Paulina Street

NATURE OF REQUEST: Application for a variation to reduce the required 7' landscape setback to 4.61' along 83rd Street and to allow ornamental fence to be installed at the property line instead of 5' from property line along 83rd Street and to waive required hose bibs for the required accessory off-site parking lot for an existing parking lot for an existing school at 1700 W. 83rd Street.

ACTION OF BOARD – Continued to February 18, 2022

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APPLICANT: Board of Education for the City of Chicago  CAL. NO.: 512-21-Z

APPEARANCE FOR: Scott Borstein

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2423 E. 82nd Street

NATURE OF REQUEST: Application for a variation to reduce the front setback from the required 15' to 4.83', rear setback from 50' to zero for a proposed 8' tall chain link fence along E. 82nd Street and a new 12' tall chain link fence around the existing tennis courts to be renovated at an existing recreation use stadium building and associated outdoor recreation area.

ACTION OF BOARD - VARIATION GRANTED

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 December 17, 2021 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on December 2, 2021; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the front setback to 4.83', rear setback to zero for a proposed 8' tall chain link fence along E. 82nd Street and a new 12' tall chain link fence around the existing tennis courts to be renovated at an existing recreation use stadium building and associated outdoor recreation area; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

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

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I caused this to be placed in the USPS mail at 121 North LaSalle Street, Chicago, IL on 12/4/2021.
APPLICANT: Ignacio Davila Ayala dba Illusion Beauty Cal. No.513-21-S

APPEARANCE FOR: Sara Barnes

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1208 W. Granville Avenue

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

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

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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 December 17, 2021 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on December 2, 2021; and

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

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

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I caused this to be placed in the USPS mail at 121 North LaSalle Street, Chicago, IL on 12/4/2022.
APPLICANT: OHS Properties, LP

APPEARANCE FOR: Tyler Manic

APPEARANCE AGAINST: None

PREMISES AFFECTED: 4433 S. Prairie Avenue

NATURE OF REQUEST: Application for a variation to reduce the required parking spaces from three to two for a proposed three-story, three dwelling unit building with a detached garage.

ACTION OF BOARD - VARIATION GRANTED

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

and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the required parking spaces to two for a proposed three-story, three dwelling unit building with a 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 caused this to be placed in the USPS mail at 121 North LaSalle Street, Chicago, IL on 1/24/2022.

APPROVED AS TO SUBSTANCE

CHAIRMAN
APPLICANT: CEK111, LLC dba Salon Shiloh  
APPEARANCE FOR: Thomas Moore  
APPEARANCE AGAINST: None  
PREMISES AFFECTED: 1967 N. Halsted Street  
NATURE OF REQUEST: Application for a special use to establish a hair salon.  
ACTION OF BOARD – APPLICATION APPROVED  
THE VOTE  
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 December 17, 2021 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on December 2, 2021; and  
WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a hair salon; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore  
RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s).  
That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.  
I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I caused this to be placed in the USPS mail at 121 North LaSalle Street, Chicago, IL on 1/24/2022, 2022.
APPLICANT: Matthew Madden
CAL. NO.: 516-21-Z

APPEARANCE FOR: John Pikarski

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1906 W. Warner Avenue

NATURE OF REQUEST: Application for a variation to reduce the east side setback from 4' to 2.86' (west to be 18.83'), combined side yard setback to be 21.69', rear setback from .35.05' to 29.02' for a proposed one-story rear addition to the existing single-family residence.

ACTION OF BOARD - VARIATION GRANTED

THE VOTE

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 December 17, 2021 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on September 2, 2021; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the east side setback to 2.86' (west to be 18.83'), combined side yard setback to be 21.69', rear setback to 29.02' for a proposed one-story rear 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 caused this to be placed in the USPS mail at 121 North LaSalle Street, Chicago, IL on 12/24/22.
APPLICANT: Austin Donuts, Inc. Cal. No.519-21-S

APPEARANCE FOR: Nicholas Ftiitas

APPEARANCE AGAINST: None

PREMISES AFFECTED: 4825 N. Austin Avenue

NATURE OF REQUEST: Application for a special use to establish a one-lane drive through facility to serve a proposed fast-food restaurant in an existing one-story building which is being converted from a bank to a restaurant.

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

TIMOTHY R. KNUDSEN
ZURICH ESPOSITO
BRIAN H. SANCHEZ
JOLENE SAUL
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 December 17, 2021 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on September 2, 2021; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a one-lane drive through facility to serve a proposed fast-food restaurant in an existing one-story building which is being converted from a bank to a 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, Austin Donuts, Inc., and the development is consistent with the design and layout plans and drawings dated December 17, 2021, prepared by DM Architects.

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I caused this to be placed in the USPS mail at 121 North LaSalle Street, Chicago, IL on -----, 2022.

Page 31 of 44

[Signature]
CHAIRMAN
APPLICANT: Howard Orloff Imports, Inc.  CAL. NO.: 520-21-Z

APPEARANCE FOR: Nicholas Ftikas

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1804 W. Armitage Avenue

NATURE OF REQUEST: Application for a variation to reduce the interior landscape area total from the required 586 square feet to 335 square feet, reduce the interior tree count from five to zero and waive the hose bib requirement.

ACTION OF BOARD - Continued to February 18, 2022

THE VOTE

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Page 32 of 44
ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Guaranteed Investment Corp. CAL. NO.: 521-21-S

APPEARANCE FOR: Caryn Shaw

APPEARANCE AGAINST: None

PREMISES AFFECTED: 7401 S. State Street

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

ACTION OF BOARD - Continued to February 18, 2022

THE VOTE

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JAN 24 2022
CITY OF CHICAGO
ZONING BOARD OF APPEALS

Page 33 of 44
APPLICANT: Canna B Growth, LLC

APPEARANCE FOR: Charlotte Huffman

APPEARANCE AGAINST: None

PREMISES AffECCtED: 4411 W. Carroll Street

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

ACTION OF BOARD - WITHDRAWN

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APPLICANT: Canna B Growth, LLC

APPEARANCE FOR: Charlotte Huffman

APPEARANCE AGAINST: None

PREMISES AFFECTED: 4411 W. Carroll Street

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

ACTION OF BOARD - WITHDRAWN

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JAN 24 2022
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

APPROVED AS TO SUBSTANCE

Page 35 of 44
APPLICANT: Guaranteed Investments, Inc.  
APPEARANCE FOR: Caryn Shaw  
APPEARANCE AGAINST: None  
PREMISES AFFECTED: 7401 S. State Street  
NATURE OF REQUEST: Application for a special use to establish a cannabis craft grower facility.

ACTION OF BOARD - Continued to February 18, 2022

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APPLICANT: Toyin Omolasho dba Ty African Hair Braiding

APPEARANCE FOR: Same as Applicant

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2602 E. 79th Street

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

ACTION OF BOARD – APPLICATION APPROVED

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 December 17, 2021 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on August 5, 2021; and

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

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I caused this to be placed in the USPS mall at 121 North Lasalle Street, Chicago, IL on ______________, 2022.
APPLICANT: Easyway Property
APPEARANCE FOR: Nicholas Fikas
APPEARANCE AGAINST: None
PREMISES AFFECTED: 11100 S. State Street

NATURE OF REQUEST: Application for a special use to expand the floor area of an existing gas station from 437 square feet to 893 square feet.

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

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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 December 17, 2021 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on August 5, 2021; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to expand the floor area of an existing gas station to 893 square feet; 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 the special use is issued solely with the Department of Planning and Development’s first condition and second condition namely: (1) the special use is issued solely to the applicant, Community United Development Group, LLC; and (2) the development is consistent with the design and layout of the site plan dated November 28, 2021 (signature date), with landscape plan, details, elevations and floor plan dated August 23, 2021, all prepared by RIZ Architects.

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I caused this to be placed in the USPS mail at 121 North LaSalle Street, Chicago, IL on __12-4__12, 2022.
APPLICANT: Thaibinh Nguyen Hernandez dba Beauty Bladed Company

APPEARANCE FOR: Same as Applicant

APPEARANCE AGAINST: None

PREMISES AFFECTED: 4360 N. Milwaukee, Unit 1

NATURE OF REQUEST: Application for a special use to establish a permanent make-up and body art tattoo facility.

ACTION OF BOARD - Continued to January 21, 2022

THE VOTE

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Page 39 of 44
APPLICANT: Howard Orloff Imports, Inc.

APPEARANCE FOR: Nicholas Ftikas

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1804 W. Armitage Avenue

NATURE OF REQUEST: Application for a special use to permit a vehicle outdoor storage to serve an auto dealership located at another location.

ACTION OF BOARD - Continued to February 18, 2022

THE VOTE

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City of Chicago
Zoning Board of Appeals
JAN 24 2022

Approved as to substance

Chairman
APPLICANT: Howard Orloff Imports, Inc.  CAL. NO.: 438-21-Z

APPEARANCE FOR: Nicholas Ftikas  MINUTES OF MEETING:

APPEARANCE AGAINST: None  December 17, 2021

PREMISES AFFECTED: 1804 W. Armitage Avenue

NATURE OF REQUEST: Application for a variation to reduce the front setback from 1.31' to zero, west side setback from 2' to 1.82' for a proposed 6' high privacy fence and vehicular outdoor storage to serve an auto dealership located at another location.

ACTION OF BOARD - Continued to February 18, 2022

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APPLICANT: Esther and Eugene Chukudebelu Cal. No.444-21-S

APPEARANCE FOR: Thomas Moore

APPEARANCE AGAINST: None

PREMISES AFFECTED: 8108 S. Exchange Avenue

NATURE OF REQUEST: Application for a special use to establish an additional dwelling unit in the basement of a two-story, two dwelling unit building.

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

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 December 17, 2021 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on September 30, 2021; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: the applicant shall be permitted to establish an additional dwelling unit in the basement of a two-story, two dwelling unit 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 that the development is consistent with the design and layout of the plans and drawings dated February 5, 2021, all prepared by Oladipo Animashaun, License Architect.

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I caused this to be placed in the USPS mail at 121 North LaSalle Street, Chicago, IL on 12/4/2022, 2020.

Page 43 of 44
APPLICANT: Luis Cuzco

MINUTES OF MEETING: December 17, 2021

CAL. NO.: 446-21-Z

APPEARANCE FOR: Tyler Manic

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3343 W. Warner Avenue

NATURE OF REQUEST: Application for a variation to reduce the west side setback from the required 2.8' to 1.12' (east to be 10.97'), combined side yard setback to be 12.09' for a proposed one-story rear addition to the first-floor unit to the existing two-story, two dwelling unit building.

ACTION OF BOARD - VARIATION GRANTED

THE VOTE

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WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: the applicant shall be permitted variation to reduce the west side setback to 1.12' (east to be 10.97'), combined side yard setback to be 12.09' for a proposed one-story rear addition to the first-floor unit to the existing two-story, two dwelling unit building; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

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

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I caused this to be placed in the USPS mail at 121 North LaSalle Street, Chicago, IL on 1/24/2022.