

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

**APPLICANT:** Jokes and Notes, Inc. dba Renaissance Bronzeville

Cal. No.436-20-S

**APPEARANCE FOR:** Thomas Moore

**MINUTES OF MEETING:**  
February 18, 2022

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 4641 S. Dr. Martin Luther King Jr. Dr.

**NATURE OF REQUEST:** Application for a special use to establish a proposed 375 square foot one-story addition and to add a 1,190 square foot at grade patio in the rear of the existing tavern in an existing one-story commercial building.

**ACTION OF BOARD – Continued to April 22, 2022.**

**THE VOTE**

**MAR 21 2022**  
CITY OF CHICAGO  
ZONING BOARD OF APPEALS

TIMOTHY R. KNUDSEN  
ANN MACDONALD  
BRIAN SANCHEZ  
JOLENE SAUL  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

**APPROVED AS TO SUBSTANCE**

  
**CHAIRMAN**

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

**APPLICANT:** Julie Carnegie **CAL. NO.:** 38-22-Z  
**APPEARANCE FOR:** Same as Applicant **MINUTES OF MEETING:**  
February 18, 2022  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 6222 N. Leader Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the north side setback from the required 5' to 3.01' (south to be 7.26'), combined side yard setback from 15' to 10.27' for a proposed second floor addition and a rear two-story addition to the existing single-family residence.

**ACTION OF BOARD - VARIATION GRANTED**

**THE VOTE**

**MAR 21 2022**  
 CITY OF CHICAGO  
 ZONING BOARD OF APPEALS

TIMOTHY R. KNUDSEN  
 ANN MACDONALD  
 BRIAN SANCHEZ  
 JOLENE SAUL  
 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 February 18, 2022 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on February 3, 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 3.01' (south to be 7.26'), combined side yard setback to 10.27' for a proposed second floor addition and a rear two-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 3/21, 2022

**APPROVED AS TO SUBSTANCE**

  
**CHAIRMAN**

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

**APPLICANT:** Alexis & Jeff Leverenz

**CAL. NO.:** 39-22-Z

**APPEARANCE FOR:** Same as Applicant

**MINUTES OF MEETING:**  
February 18, 2022

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 5137 N. Oakley Avenue

**NATURE OF REQUEST:** Application for a variation to increase the existing floor area from 2,108.6 square feet by 248.75 square feet to the allowable 2,812.5 square feet for a total of 3,061.25 for a proposed rear two-story addition with crawl space and a new rear deck on the existing three-story single-family residence with front porch.

**ACTION OF BOARD - VARIATION GRANTED**

**THE VOTE**

**MAR 21 2022**  
CITY OF CHICAGO  
ZONING BOARD OF APPEALS

TIMOTHY R. KNUDSEN  
ANN MACDONALD  
BRIAN SANCHEZ  
JOLENE SAUL  
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 February 18, 2022 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on February 3, 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 existing floor area to the allowable 2,812.5 square feet for a total of 3,061.25 for a proposed rear two-story addition with crawl space and a new rear deck on the existing three-story single-family residence with front porch; 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 3/21, 2022.

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

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

**APPLICANT:** Linh Pham Cal. No.40-22-S  
**APPEARANCE FOR:** Same as Applicant **MINUTES OF MEETING:**  
February 18, 2022  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 1614 N. Western Avenue

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

**ACTION OF BOARD – APPLICATION APPROVED**

**THE VOTE**

**MAR 21 2022**  
CITY OF CHICAGO  
ZONING BOARD OF APPEALS

TIMOTHY R. KNUDSEN  
ANN MACDONALD  
BRIAN SANCHEZ  
JOLENE SAUL  
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 February 18, 2022 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on February 3, 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 caused this to be placed in the USPS mail at 121 North LaSalle Street, Chicago, IL on 3/21, 2022

APPROVED AS TO SUBSTANCE

*[Signature]*  
CHAIRMAN

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

**APPLICANT:** Hai Vu  
**APPEARANCE FOR:** Same as Applicant  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 1739 N. Milwaukee Avenue

Cal. No.41-22-S

**MINUTES OF MEETING:**  
February 18, 2022

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

**ACTION OF BOARD – APPLICATION APPROVED**

**THE VOTE**

**MAR 21 2022**  
CITY OF CHICAGO  
ZONING BOARD OF APPEALS

TIMOTHY R. KNUDSEN  
ANN MACDONALD  
BRIAN SANCHEZ  
JOLENE SAUL  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
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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 February 18, 2022 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on February 3, 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 caused this to be placed in the USPS mail at 121 North LaSalle Street, Chicago, IL on 3/21, 2022

**APPROVED AS TO SUBSTANCE**

  
**CHAIRMAN**

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

**APPLICANT:** Mariposa Nail Salon Cal. No.42-22-S  
**APPEARANCE FOR:** Same as Applicant **MINUTES OF MEETING:**  
February 18, 2022  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 2812 ½ W. 55<sup>th</sup> Street

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

**ACTION OF BOARD – APPLICATION APPROVED**

**THE VOTE**

**MAR 21 2022**  
CITY OF CHICAGO  
ZONING BOARD OF APPEALS

TIMOTHY R. KNUDSEN  
ANN MACDONALD  
BRIAN SANCHEZ  
JOLENE SAUL  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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X		

**THE RESOLUTION:**

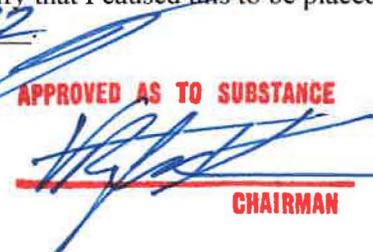
WHEREAS, a remote public hearing was held, in accordance with Section 7(e) of the Open Meetings Act, 5 ILCS 120/1 et seq., on this application by the Zoning Board of Appeals at its regular meeting held on February 18, 2022 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on February 3, 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 caused this to be placed in the USPS mail at 121 North LaSalle Street, Chicago, IL on 3/21, 2022.

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

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

**APPLICANT:** Eternal Studio Corporation Cal. No.43-22-S  
**APPEARANCE FOR:** Christopher Koczwara **MINUTES OF MEETING:**  
February 18, 2022  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 6658 W. Archer Avenue

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

**ACTION OF BOARD – APPLICATION APPROVED**

**THE VOTE**

MAR 21 2022  
CITY OF CHICAGO  
ZONING BOARD OF APPEALS

TIMOTHY R. KNUDSEN  
ANN MACDONALD  
BRIAN SANCHEZ  
JOLENE SAUL  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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X		

**THE RESOLUTION:**

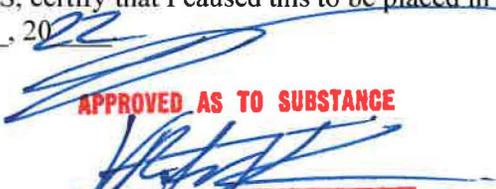
WHEREAS, a remote public hearing was held, in accordance with Section 7(e) of the Open Meetings Act, 5 ILCS 120/1 et seq., on this application by the Zoning Board of Appeals at its regular meeting held on February 18, 2022 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on February 3, 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 body art / tattoo 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 caused this to be placed in the USPS mail at 121 North LaSalle Street, Chicago, IL on 3/21, 2022

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

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

**APPLICANT:** Design No. 1 Nails Studio Co. Cal. No.44-22-S  
**APPEARANCE FOR:** Timothy Gambacorta **MINUTES OF MEETING:**  
February 18, 2022  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 4043 W. Madison Street

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

**ACTION OF BOARD – APPLICATION APPROVED**

**THE VOTE**

**MAR 21 2022**  
CITY OF CHICAGO  
ZONING BOARD OF APPEALS

TIMOTHY R. KNUDSEN  
ANN MACDONALD  
BRIAN SANCHEZ  
JOLENE SAUL  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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 February 18, 2022 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on February 3, 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 caused this to be placed in the USPS mail at 121 North LaSalle Street, Chicago, IL on 3/21, 2022.

**APPROVED AS TO SUBSTANCE**

  
**CHAIRMAN**

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

**APPLICANT:** Chipotle Mexican Grill Inc. Cal. No.45-22-S  
**APPEARANCE FOR:** Sara Barnes **MINUTES OF MEETING:**  
**APPEARANCE AGAINST:** None February 18, 2022  
**PREMISES AFFECTED:** 1615-19 N. Western Avenue

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

**ACTION OF BOARD – Continued to April 22, 2022.**

**THE VOTE**

MAR 21 2022  
CITY OF CHICAGO  
ZONING BOARD OF APPEALS

TIMOTHY R. KNUDSEN  
ANN MACDONALD  
BRIAN SANCHEZ  
JOLENE SAUL  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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X		

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

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

**APPLICANT:** Marcia Ward **CAL. NO.:** 46-22-Z

**APPEARANCE FOR:** Adam Kingsley **MINUTES OF MEETING:**

February 18, 2022

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 1323 E. Hyde Park Boulevard

**NATURE OF REQUEST:** Application for a variation to reduce the rear setback from the required 2' to zero (west to be zero) combined side yard setback from 4.8' to zero for a proposed one-story rear addition to the existing two-story single-family residence.

**ACTION OF BOARD - Continued to March 18, 2022 so that variation can be re-noticed with the correct relief (i.e., should be a variation to reduce the east side setback, not rear setback)**

**THE VOTE**

MAR 21 2022  
CITY OF CHICAGO  
ZONING BOARD OF APPEALS

TIMOTHY R. KNUDSEN  
ANN MACDONALD  
BRIAN SANCHEZ  
JOLENE SAUL  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
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X		

**APPROVED AS TO SUBSTANCE**



**CHAIRMAN**

**ZONING BOARD OF APPEALS  
CITY OF CHICAGO**

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



**ZBA**

**APR 25 2022**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

**GXSR, LLC – 4323 Paulina**

APPLICANT

**47-22-Z & 48-22-Z**  
CALENDAR NUMBERS

**4323 N. Paulina**

PREMISES AFFECTED

**February 18, 2022**

HEARING DATE

**ACTION OF BOARD**

**THE VOTE**

The applications for the variations are approved.

Timothy Knudsen,  
Chairman  
Ann MacDonald (alt.)  
Brian Sanchez  
Jolene Saul  
Sam Toia

AFFIRMATIVE    NEGATIVE    ABSENT

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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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**FINDINGS OF THE ZONING BOARD OF APPEALS  
IN THE MATTER OF THE VARIATION APPLICATION FOR 4323 N.  
PAULINA BY GXSR, LLC – 4323 PAULINA.**

**I. BACKGROUND**

GXSR, LLC – 4323 Paulina (the “Applicant”) submitted two variation applications for 4323 N. Paulina (the “subject property”). The subject property is 50’ wide by 165’ deep and is zoned RT-4. The subject property is currently improved with a delapidated single-family frame house and detached garage. The Applicant proposed to raze the current improvements and construct a three-story, seven dwelling unit building (the “proposed building”) and a seven-car garage (the “proposed garage”). In order to permit this new construction, the Applicant sought two variations to reduce: (1) the north side setback from the required 4’ to 0’, the south side setback from the required 4’ to 0’, the combined side setback from 10’ to 0’ and the rear setback from the required 49.5’ to 2’; and (2) the rear yard open space from the required 536.25 square feet to 280.04 square feet.

**II. PUBLIC HEARING**

**A. The Hearing**

The ZONING BOARD OF APPEALS held a remote public hearing<sup>1</sup> on the Applicant's variation applications at its regular meeting held on February 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*. In accordance with the ZONING BOARD OF APPEALS' Rules of Procedure (eff. August 20, 2021), the Applicant submitted its proposed Findings of Fact. One of the Applicant's managers Mr. Thomas Taylor and the Applicant's attorney Mr. Thomas S. Moore were present. The Applicant's architect Mr. Christopher Dasse was present. Ms Erin Reilly, Mr. Brian Pepper, Mr. Tom Tunney, Mr. Aaron Goodman and Mr. David Kambic were present and in opposition to the application (collectively, the "Objectors"). 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).<sup>2</sup>

The Applicant's attorney Mr. Thomas S. Moore provided a brief overview of the applications.

One of the Applicant's managers Mr. Thomas Taylor offered testimony in support of the applications.

The Applicant offered the testimony of its architect Mr. Christopher Dasse in support of the applications.

Ms. Erin Reilly, of 4322 N. Ashland, Unit 4-N, offered testimony in opposition to the applications.

Mr. Brian Pepper, of 4338 N. Ashland, offered testimony in opposition to the applications.

Mr. Tom Tunney, of 4332 N. Ashland, Unit 4, offered testimony opposition to the applications.

Mr. Aaron Goodman, of 4333 N. Paulina, offered testimony in opposition to the applications.

Mr. David Kambic, of 4317 N. Paulina, offered testimony in opposition to the applications. He then asked a question of the Applicant.

In response to Mr. Kambic's question, Mr. Moore made a statement.

Mr. Tunney then asked a question of the Applicant.

In response to Mr. Tunney's question, Mr. Moore made a statement.

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

<sup>2</sup> Such Emergency Rules were issued by the Chairman of the ZONING BOARD OF APPEALS in accordance with his emergency rule-making powers set forth in the Rules of Procedure.

In response to the Objectors' testimony, Mr. Dasse and Mr. Taylor offered further testimony in support of the applications.

In response to questions from the ZONING BOARD OF APPEALS, Mr. Taylor and Mr. Dasse offered further testimony in support of the applications.

Mr. Moore then made a brief closing statement.

#### 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.

### III. FINDINGS OF FACT.

After careful consideration of the evidence, testimony and the entire record, including the Applicants' proposed Findings of Fact, the ZONING BOARD OF APPEALS hereby makes the following findings with reference to the Applicants' applications for variations pursuant to Section 17-13-1107-A of the Chicago Zoning Ordinance:

1. *Strict compliance with the regulations and standards of the Chicago Zoning Ordinance would create practical difficulties or particular hardships for the subject property.*

The subject property has both the zoning and the floor area ratio ("FAR") to support eight dwelling units. However, the width of the subject property does not support eight on-site, enclosed parking spaces. As Mr. Taylor very credibly testified, the dwelling units would not sell without enclosed parking spaces. However, Mr. Taylor also very credibly testified that anything less than six dwelling units on the subject property would not allow the Applicant to make any return on the subject property. The only option for the Applicant to make any return on the subject property is therefore a seven dwelling unit building. Further, a seven dwelling unit building requires ADA compliance, especially an ADA compliant parking space and an ADA compliant lift. All of this creates practical difficulties or particular hardships for the subject property if the Applicant were to strictly comply with the regulations and standards of the Chicago Zoning Ordinance.

2. *The requested variation is consistent with the stated purpose and intent of the Chicago Zoning Ordinance.*

The requested variations will allow for the proposed building and the proposed garage. As such, the requested variations are consistent with the stated purpose and intent of the Chicago Zoning Ordinance, specifically by: (1) promoting the public health, safety and general welfare pursuant to Section 17-1-0501 of the Chicago Zoning Ordinance by allowing brand new ADA complaint construction on a property currently improved with a delapidated frame house; (2) preserving the overall quality of life for residents and visitors pursuant to Section 17-1-0502 of the Chicago Zoning Ordinance by again allowing brand new ADA complaint construction on a property currently improved with a delapidated frame house; (3) protecting the character of the established residential neighborhood pursuant to Section 17-1-0503 of the Chicago Zoning Ordinance by allowing new all-residential improvements on the subject property that will not cause further congestion of the alley due to the wide drive aisle, the on-site trash container and the fact the proposed garage will remain 2' off of the rear property line; (4) maintaining orderly and compatible land use and development patterns pursuant

to Section 17-1-0508 of the Chicago Zoning Ordinance by providing new construction that is sensitive – with the proposed building’s 5’ side setbacks and the proposed 15’ wide drive aisle to access the north/south portion of the proposed garage – to other improvements in the neighborhood; (5) ensuring adequate light, air, privacy and access to property pursuant to Section 17-1-0509 of the Chicago Zoning Ordinance as can be seen from a comparison of the plans and the photographs of the neighborhood, especially the fact that the proposed building will be set 5’ feet from each side property line; and (6) maintaining a range of housing choices and options pursuant to Section 17-1-0512 of the Chicago Zoning Ordinance by allowing seven new dwelling units – including one ADA complaint dwelling unit – in the neighborhood.

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 applications for variations pursuant to Section 17-13-1107-B of the Chicago Zoning Ordinance:

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.*

The Applicant purchased the subject property for development. To make such development economically viable – as Mr. Taylor very credibly testified – the Applicant requires at least seven dwelling units with enclosed parking. As Mr. Dasse very credibly testified, the only way to have enclosed parking on the subject property is have some of the parking spaces accessed from the subject property itself rather than off the alley. This requires a 22’ turning radius which, in turn, cuts into the subject property’s open space requirements. Further, a building with seven dwelling units requires an ADA compliant dwelling unit and an ADA compliant parking space. As the Applicant requires seven dwelling units to make development economically viable and as the Applicant purchased the subject property solely for development, the ZONING BOARD OF APPEALS finds that without the proposed variations, the subject property cannot yield a reasonable return.

2. *The practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property.*

The ZONING BOARD OF APPEALS finds that the practical difficulties or particular hardships facing the subject property, that is: the fact the subject property is located in an area of the City where the market demands enclosed parking spaces and that the market also demands at least seven dwelling units (and thus an ADA complaint dwelling unit and ADA compliant parking space)

are due to unique circumstances and are not generally applicable to other residential property purchased for redevelopment.

3. *The variations, if granted, will not alter the essential character of the neighborhood.*

As can be seen from comparing the photographs of the neighborhood with the plans and renderings of the proposed building and the proposed garage and even the testimony at the hearing, the variations, if granted, will not alter the essential character of the neighborhood. While it is true the older development in the area are single-family homes, even the Objectors agree that the trend in development is for multi-family buildings. For instance, directly across the alley from the subject property – that is, at 4322 N. Ashland – is an eight dwelling unit building with a roof deck.

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 applications for variations pursuant to Section 17-13-1107-C of the Chicago Zoning Ordinance:

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.*

The particular physical surroundings – that is, the subject property's location in an area of the City where the market requires enclosed parking spaces as well as at least a seven dwelling unit building for any development on the subject property to be economically viable – results in particular hardship upon the Applicant as the Applicant would not be able to realize any return on the subject property if the strict letter of the regulations were carried out. This is more than a mere inconvenience.

2. *The conditions upon which the petitions for the variations are based would not be applicable, generally, to other property within the same zoning classification.*

The ZONING BOARD OF APPEALS finds that the fact that the subject property is located in an area of the City where the market demands enclosed parking spaces and that the market also demands at least seven dwelling units (and thus an ADA compliant dwelling unit and ADA compliant parking space) would not be applicable, generally, to other property within the RT-4 zoning classification.

3. *The purpose of the variations is not based exclusively upon a desire to make more money out of the property.*

The variations are not based exclusively upon a desire to make more money out of the subject property. Instead, the variations are requested so that the Applicant can make redevelopment of the subject property financially viable. Further, the variations are also requested so that the Applicant can improve the subject property with an all-new masonry and ADA complaint building and garage.

4. *The alleged practical difficulty or particular hardship has not been created by any person presently having an interest in the property.*

The Applicant did not create the real estate market in the area in which the subject property is located. The Applicant also did not create ADA requirements.

5. *The granting of the variations will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.*

The variations will allow the Applicant to construct the proposed building and the proposed garage. As can be seen from comparing the plans and drawings with photographs of the area, granting the variations will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood. Indeed, and very credibly testified to by Mr. Dasse, the proposed building will be set 5' from each side property line. It is only the proposed garage that will – due to the ADA compliant requirements of both the parking space and the lift – will encroach into the side yard setback. The proposed garage will – like all garages – be set 2' off of the rear property line, ensuring that the proposed garage will not obstruct the alley. Further, due to the 15' wide drive aisle, all trash will be contained on-site and will not obstruct the alley. In fact, as the subject property is currently “rat-infested,” the proposed variations, by allowing all new masonry construction instead of a delapidated frame house on what is currently a derelict lot, the proposed variations will be beneficial to both the public welfare and to other property and improvements in the neighborhood.

6. *The variations 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.*

The variations will allow the Applicant to construct the proposed building and proposed garage. As can be seen from the plans and drawings as well as the very credible testimony of Mr. Dasse, neither the proposed building nor the proposed garage will impair an adequate supply of light and air to adjacent properties. As

the variations will not impede the Applicant from providing all required on-site parking, the proposed variations will not substantially increase congestion in the public streets. As construction will not commence unless and until the Applicant has received valid building permits, the variations will not increase the danger of fire or endanger the public safety. Finally, as the variations allow a presently delapidated frame house and rat-infested lot to be replaced by all new masonry and ADA compliant construction, the variations will not substantially diminish or impair property values within the neighborhood.

#### 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 variation pursuant to Sections 17-13-1107-A, B and C of the Chicago Zoning Ordinance.

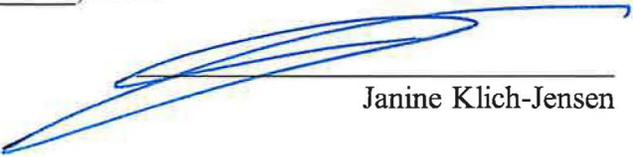
The ZONING BOARD OF APPEALS hereby approves the Applicant's applications for variations, and the Zoning Administrator is authorized to permit said variations.

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, postage pre-paid, at 121 North LaSalle Street, Chicago, IL on 4/25, 2022.

  
Janine Klich-Jensen

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

**APPLICANT:** Mohammad Shaikh Cal. No.49-22-S

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

February 18, 2022

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 33 N. Western Avenue

**NATURE OF REQUEST:** Application for a special use to expand an existing gas station from 1,000 square feet to 1,700 square feet.

**ACTION OF BOARD – Continued to April 22, 2022.**

**THE VOTE**

MAR 21 2022  
CITY OF CHICAGO  
ZONING BOARD OF APPEALS

TIMOTHY R. KNUDSEN  
ANN MACDONALD  
BRIAN SANCHEZ  
JOLENE SAUL  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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X		

**APPROVED AS TO SUBSTANCE**

  
**CHAIRMAN**

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

**APPLICANT:** Kevin Drewyer

**CAL. NO.:** 50-22-Z

**APPEARANCE FOR:** Thomas Moore

**MINUTES OF MEETING:**  
February 18, 2022

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 2512 W. Lexington Street

**NATURE OF REQUEST:** Application for a variation to reduce the front setback from the required 15' to 6.49', combined side yard setback from 10' to 5' (west to be 5' and east to be zero) for a proposed two-story addition to the existing two-story, two dwelling unit building.

**ACTION OF BOARD - VARIATION GRANTED**

**THE VOTE**

MAR 21 2022  
CITY OF CHICAGO  
ZONING BOARD OF APPEALS

TIMOTHY R. KNUDSEN  
ANN MACDONALD  
BRIAN SANCHEZ  
JOLENE SAUL  
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 February 18, 2022 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on February 3, 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 6.49', combined side yard setback to 5' (west to be 5' and east to be zero) for a proposed two-story addition 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 3/21, 2022.

**APPROVED AS TO SUBSTANCE**

  
**CHAIRMAN**

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

**APPLICANT:** Erikka & Kristofer Blohm **CAL. NO.:** 51-22-Z  
**APPEARANCE FOR:** Thomas Moore **MINUTES OF MEETING:**  
February 18, 2022  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 4106 N. Oakley Street

**NATURE OF REQUEST:** Application for a variation to reduce the rear setback from the required 34.76' to 2', south side setback from 2' to zero (north side yard setback to be 3'), combined side yard setback from 5' to 3' for a proposed rear two-car garage with second story coach house serving the lot with an existing two-story, single-family residence.

**ACTION OF BOARD - VARIATION GRANTED**

**THE VOTE**

**MAR 21 2022**  
 CITY OF CHICAGO  
 ZONING BOARD OF APPEALS

TIMOTHY R. KNUDSEN  
 ANN MACDONALD  
 BRIAN SANCHEZ  
 JOLENE SAUL  
 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 February 18, 2022 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on February 3, 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 2', south side setback from 2' to zero (north side yard setback to be 3'), combined side yard setback to 3' for a proposed rear two-car garage with second story coach house serving the lot with an existing two-story, single-family residence; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

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

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I caused this to be placed in the USPS mail at 121 North LaSalle Street, Chicago, IL on 3/21, 2022

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

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

**APPLICANT:** Hyve Health, LLC Cal. No.52-22-S  
**APPEARANCE FOR:** Thomas Moore **MINUTES OF MEETING:**  
February 18, 2022  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 401-15 N. Ashland Avenue

**NATURE OF REQUEST:** Application for a special use to allow seven of the twenty-nine parking spaces to be used as required off-site parking to serve a proposed 6,732.83 square foot medical office tenant build out in an existing second floor located at 404 N. Armour.

**ACTION OF BOARD – APPLICATION APPROVED**

**THE VOTE**

**MAR 21 2022**  
 CITY OF CHICAGO  
 ZONING BOARD OF APPEALS

TIMOTHY R. KNUDSEN  
 ANN MACDONALD  
 BRIAN SANCHEZ  
 JOLENE SAUL  
 SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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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 February 18, 2022 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on February 3, 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 special use to allow seven of the twenty-nine parking spaces to be used as required off-site parking to serve a proposed 6,732.83 square foot medical office tenant build out in an existing second floor located at 404 N. Armour; 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 Hyve Health, LLC and the site plans dated October 6, 2021, with floor plans dated August 5, 2021, prepared by Baumann Studios Architecture and landscape plans and details dated February 5, 2018, prepared by LG Workshop LLC.

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I caused this to be placed in the USPS mail at 121 North LaSalle Street, Chicago, IL on 3/21, 2022.

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

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

**APPLICANT:** Heather and Mark Flamme

**CAL. NO.:** 53-22-Z

**APPEARANCE FOR:** Thomas Moore

**MINUTES OF MEETING:**  
February 18, 2022

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 1230 W. Newport Avenue

**NATURE OF REQUEST:** Application for a variation to increase the floor area from 3,953.25 square feet by 235.58 square feet for a total of 4,188.82 square feet for a third-floor addition and rear two-story addition to the existing two-story, two-dwelling unit building.

**ACTION OF BOARD - VARIATION GRANTED**

**THE VOTE**

**MAR 21 2022**  
CITY OF CHICAGO  
ZONING BOARD OF APPEALS

TIMOTHY R. KNUDSEN  
ANN MACDONALD  
BRIAN SANCHEZ  
JOLENE SAUL  
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 February 18, 2022 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on February 3, 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 from 3,953.25 square feet by 235.58 square feet for a total of 4,188.82 square feet for a third-floor addition and rear two-story addition 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 3/21, 2022.

**APPROVED AS TO SUBSTANCE**

  
**CHAIRMAN**

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

**APPLICANT:** Mary's Hot Nails, LLC

Cal. No.54-22-S

**APPEARANCE FOR:** Thomas Moore

**MINUTES OF MEETING:**  
February 18, 2022

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 3353 N. Clark Street

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

**ACTION OF BOARD – APPLICATION APPROVED**

**THE VOTE**

**MAR 21 2022**

CITY OF CHICAGO  
ZONING BOARD OF APPEALS

TIMOTHY R. KNUDSEN  
ANN MACDONALD  
BRIAN SANCHEZ  
JOLENE SAUL  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
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 February 18, 2022 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on February 3, 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):

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 3/21, 2022.

**APPROVED AS TO SUBSTANCE**

*[Signature]*  
**CHAIRMAN**

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

**APPLICANT:** 1800 Berenice, LLC **CAL. NO.:** 55-22-Z

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

February 18, 2022

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 1800-08 W. Berenice Avenue / 3834-44 N. Ravenswood Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the rear setback from the required minimum 30' to 16.5' for a proposed six-story, forty-four dwelling unit, mixed use building with twenty-five parking spaces and office use on the ground and second floor.

**ACTION OF BOARD - VARIATION GRANTED**

**THE VOTE**

**MAR 21 2022**  
CITY OF CHICAGO  
ZONING BOARD OF APPEALS

TIMOTHY R. KNUDSEN  
ANN MACDONALD  
BRIAN SANCHEZ  
JOLENE SAUL  
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 February 18, 2022 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on February 3, 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 16.5' for a proposed six-story, forty-four dwelling unit, mixed use building with twenty-five parking spaces and office use on the ground and second floor; 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 3/21, 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**

**APR 25 2022**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

**3601 N Ravenswood, LLC**

APPLICANT

**56-22-S & 57-22-Z**

CALENDAR NUMBERS

**3601 N. Ravenswood / 1744 W. Addison**

PREMISES AFFECTED

**February 18, 2022**

HEARING DATE

**ACTION OF BOARD**

**THE VOTE**

The application for the special use is approved subject to the condition set forth in this decision. The application for the variation is approved.

Timothy Knudsen, Chairman
Ann MacDonald (alt.)
Brian Sanchez
Jolene Saul
Sam Toia

AFFIRMATIVE	NEGATIVE	ABSENT
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**FINDINGS OF THE ZONING BOARD OF APPEALS  
IN THE MATTER OF THE SPECIAL USE AND VARIATION APPLICATIONS  
FOR 3601 N. RAVENSWOOD / 1744 W. ADDISON BY 3601 N RAVENSWOOD,  
LLC.**

**I. BACKGROUND**

3601 N. Ravenwood, LLC (the “Applicant”) submitted a special use application and a variation application for 3601 N. Ravenswood / 1744 W. Addison (the “subject property”). The subject property is a corner lot, is zoned B3-3 and is a transit served location (“TSL” or “TOD”)<sup>1</sup>. It is currently improved with one single-story commercial building and two multi-story residential buildings. The Applicant proposed to raze the existing building and re-develop the subject property with a six-story, fifty-two dwelling unit building with ground floor commercial use, two ground floor business live / work units and twelve unenclosed parking spaces (the “proposed development”). To permit the proposed development, the Applicant sought: (1) a special use to establish the two business live / work units; and (2) a variation to reduce the front setback from the required 2.8’ to 0’ and the rear setback on floors containing dwelling units from 30’ to 0’. In accordance with Section 17-13-0903 of the Chicago Zoning Ordinance, the Zoning Administrator of the City’s Department of Planning and Development (the “Zoning Administrator” and the “Department”) recommended approval of the proposed special use provided that the development was consistent with the design and layout of the plans

<sup>1</sup> Section 17-10-0102-B of the Chicago Zoning Ordinance.

and drawings dated February 14, 2022, prepared by Hirsch MPG Architecture + Planning.

## II. PUBLIC HEARING

### A. The Hearing

The ZONING BOARD OF APPEALS held a remote public hearing<sup>2</sup> on the Applicant's special use and variation applications at its regular meeting held on February 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*. 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 manager Mr. Matt Wilbur and its attorney Mr. Andrew Scott were present. The Applicant's project architect Mr. David Genc and its MAI certified real estate appraiser Mr. Peter Poulos were also present. Mr. Kenneth Hoos was also present. 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).<sup>3</sup>

The Applicant's attorney Mr. Andrew Scott provided a brief overview of the applications.

The Applicant's architect Mr. David Genc offered testimony in support of the variation application.

The Applicant's manager Mr. Matt Wilbur offered testimony in support of both applications.

Mr. Genc offered testimony in support of the special use application.

The Applicant's MAI certified real estate appraiser Mr. Peter Poulos offered testimony support of the special use application.

Mr. Kenneth Hoos, owner of both 3615 and 3619 N. Ravenswood<sup>4</sup>, offered his concerns with respect to portions of the proposed development, in particular the balconies, but ultimately conceded he was in favor of the proposed development. He further offered testimony that the neighborhood required zone street parking, but zone street parking is not within the ZONING BOARD OF APPEALS' jurisdiction.

### B. Criteria for a Special Use for Business Live / Work Units

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

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<sup>2</sup> In accordance with Section 7(e) of the Open Meetings Act, 5 ILCS 120/1 *et seq.*

<sup>3</sup> Such Emergency Rules were issued by the Chairman of the ZONING BOARD OF APPEALS in accordance with his emergency rule-making powers set forth in the Rules of Procedure.

<sup>4</sup> Mr. Hoos resides at 3619 N. Ravenswood. He holds 3615 N. Ravenswood as a rental property.

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.

Pursuant to Section 17-13-0905-E of the Chicago Zoning Ordinance, no special use application for a business live/work unit may be approved unless the ZONING BOARD OF APPEALS finds that the special use meets the general criteria of Section 17-13-0905 of the Chicago Zoning Ordinance and all of the following specific criteria: (1) the floor plan for the business live/work unit provides a functional and open area for a bona fide commercial use; (2) the business live/work unit is easily identified as a business and conveniently accessible by clients, employees and other business visitors; (3) the establishment of the business live/work unit will not impair the retention or creation of commercial uses in the surrounding neighborhood; (4) each business live/work unit has been designed to ensure that the residential space meets basic habitability requirements in compliance with Section 14B-4-419 of the Municipal Code of the City of Chicago and any other applicable codes, ordinances, laws, rules and regulations; (5) the residents of the business live/work unit will not be subject to unreasonable noise, odors, vibration or other potentially harmful environmental conditions.

### C. 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 are 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.

### 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 a 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 subject property is located in a B3-3 zoning district. A business live / work unit is a special use in a B3-3 zoning district.<sup>5</sup> Other than the accompanying variation, the Applicant is seeking no other relief from the Chicago Zoning Ordinance. It is only the special use and the variation that brings it before the ZONING BOARD OF APPEALS. Since the ZONING BOARD OF APPEALS has decided to grant the special use and the variation to the Applicant, the Applicant's proposed special use therefore complies with all applicable standards 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 proposed special use is in the interest of the public convenience because it will allow the street front to remain vibrant while taking into account the concerns of local chamber of commerce about adding more commercial space into an already saturated market. It is also in the interest of the public convenience because it provides a unique product in the area for artists, professionals and other small business owners. Further, as Mr. Poulos testified and as set forth in greater

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<sup>5</sup> See Section 17-3-0207-TT of the Chicago Zoning Ordinance.

detail in his report, the proposed special use will not have a significant adverse impact on the general welfare of the neighborhood or community.

- 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.*

The subject property is located in the North Center community at the six-corner intersection of W. Addison Street, N. Ravenswood Avenue and N. Lincoln Avenue. As Mr. Wilbur testified, this is a very active intersection and the Applicant took great care to ensure that the entirety of the proposed development – including the proposed special use – was compatible with the very active intersection 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.*

The proposed special use will be ground floor use. As Mr. Genc testified, the intersection of W. Addison Street, N. Ravenwood Avenue and N. Lincoln Avenue is predominately ground floor commercial use with retail uses of various sizes. The proposed special use – as it will be two small work areas – is therefore completely compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise and traffic generation.

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

As can be seen from plans of the proposed development as well as the testimony of Mr. Genc, the ingress and egress to the proposed special use have been designed so that free and clear pedestrian flow will be maintained in front of the subject property. The proposed special use will not create any adverse impact to the abutting sidewalk. Further, the proposed special use will be housed within the proposed development and as part of the proposed development, the Applicant will be adding trees to the parkway. As such, the proposed special use is designed to promote pedestrian safety and comfort.

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

- 1. The floor plan for the business live/work unit provides a functional and open area for a bona fide commercial use.*

The plans provide for approximately 400 square feet of space in an open format which can easily be arranged to accommodate an office or small retail use. The plans also provide for good street visibility to ensure the success of small business as this location.

2. *The business live/work unit is easily identified as a business and conveniently accessible by clients, employees and other business visitors.*

The business / live work units are located at the intersections of N. Ravenswood, W. Addison and N. Lincoln, a prominent intersection in the North Center community. The business / live work units are located on the N. Ravenswood frontage which provides good exposure and opportunity for signage. There is ample fenestration which provides an inviting and attractive commercial / retail atmosphere.

3. *The establishment of the business live/work unit will not impair the retention or creation of commercial uses in the surrounding neighborhood.*

The surrounding neighborhood has a surplus of large, retail spaces in the area. By providing small spaces which target a particular user, the Applicant is meeting a market demand without impairing the opportunity to lease other vacant spaces in the surrounding neighborhood. Indeed, the ZONING BOARD OF APPEALS applauds the Applicant with working so closely with the local chamber of commerce.

4. *Each business live/work unit has been designed to ensure that the residential space meets basic habitability requirements in compliance with Section 14B-4-419 of the Municipal Code of the City of Chicago and any other applicable codes, ordinances, laws, rules and regulations.*

The business live / work units have been designed to comply with all applicable codes.

5. *The residents of the business live/work unit will not be subject to unreasonable noise, odors, vibration or other potentially harmful environmental conditions.*

The business live / work units have been designed and will be marketed to low impact office and/or retail uses. The other uses in the building – i.e., commercial and residential – will not cause any harmful environmental conditions. Land uses immediately to the east and the north of the subject property are multi-family buildings which do not cause any harmful environmental effects.

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 a variation pursuant to Section 17-13-1107-A of the Chicago Zoning Ordinance:

1. *Strict compliance with the regulations and standards of the Chicago Zoning Ordinance would create practical difficulties or particular hardships for the subject property.*

The subject property is located at a three street intersection in a very strong and vibrant commercial corridor. The City's design policies for such strong and vibrant commercial corridors are for buildings to maintain the street wall. As the subject property is a corner lot with property frontages on both N. Ravenswood and W. Addison, strict compliance with the regulations and standards of the Chicago Zoning Ordinance would create practical difficulties or particular hardships for the subject property in that the Applicant would not be able to follow the City's design guidelines to maintain the street wall on both N. Ravenswood and W. Addison.

2. *The requested variation is consistent with the stated purpose and intent of the Chicago Zoning Ordinance.*

The requested variation will allow for the proposed development on the subject property. As such, the requested variation is consistent with the stated purpose and intent of the Chicago Zoning Ordinance, specifically by: (1) promoting the public health, safety and general welfare pursuant to Section 17-1-0501 of the Chicago Zoning Ordinance by allowing the Applicant to maintain the street wall and keep the six corner intersection commercially strong and vibrant; (2) preserving the overall quality of life for residents and visitors pursuant to Section 17-1-0502 of the Chicago Zoning Ordinance by allowing for an aesthetically attractive brand new development to replace the current aging (and in the case of the commercial building vacant) improvements on the subject property; (3) maintaining economically vibrant as well as attractive business and commercial areas pursuant to Section 17-1-0504 of the Chicago Zoning Ordinance by again allowing the Applicant to maintain the street wall and keep the six corner intersection commercially strong and vibrant; (4) promoting pedestrian, bicycle and transit use pursuant to Section 17-1-0507 of the Chicago Zoning Ordinance by allowing a TSL development (i.e., reduced on-site automobile parking, increased on-site bicycle parking, etc.) to be constructed on the subject property; (5) maintaining orderly and compatible land use and development patterns pursuant to Section 17-1-0508 of the Chicago Zoning Ordinance by allowing a development that both maintains the street wall and provides dwelling units that will have – due to the L-shaped nature of the new building – more light; (6) ensuring adequate light, air, privacy and access to property pursuant to Section 17-1-0509 of the Chicago Zoning Ordinance by creating a development that is sensitive to the adjacent properties; and (7) maintaining a range of housing choices and options pursuant to Section 17-1-0512 by providing fifty-two (52) new dwelling units of which forty-six (46) will be standard units and six (6) efficiency units.

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 a variation pursuant to Section 17-13-1107-B of the Chicago Zoning Ordinance:

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.*

Without the variation, the Applicant would only make a 7.7% return on its investment. As Mr. Wilbur very credibly testified at the hearing, with such a rate of return, the proposed development would not be viable and thus the subject property would be unable to yield a reasonable return.

2. *The practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property.*

The subject property has two frontages and is located at a three street intersection in a very strong and vibrant commercial corridor. The City's design policies for such strong and vibrant commercial corridors are for buildings to maintain the street wall. These practical difficulties or particular hardship are unique circumstances and are not generally applicable to other B and C property.

3. *The variation, if granted, will not alter the essential character of the neighborhood.*

The variation will allow for the proposed development. As very credibly testified by Mr. Genc, the proposed development is very much in the character of the North Center area, especially the fact that larger buildings – such as the proposed development – are located (like the subject property) in close proximity of CTA train stations. Furthermore, the Applicant took great care in responding to the community's suggestions when designing the proposed development. As such, the proposed development will not alter the essential character of the neighborhood.

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 variation pursuant to Section 17-13-1107-C of the Chicago Zoning Ordinance:

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.*

The particular physical surroundings - that is, the fact the subject property has two frontages and is located at a three street intersection in a very strong and vibrant commercial corridor – would result in a particular hardship upon both the Applicant and the property owner if the strict letter of the Chicago Zoning Ordinance were carried out.

2. *The conditions upon which the petition for the variation is based would not be applicable, generally, to other property within the same zoning classification.*

The fact that the subject property has two frontages and is located at a three street intersection in a very strong and vibrant commercial corridor are not conditions applicable, generally to other property within the B3-3 zoning classification.

3. *The purpose of the variation is not based exclusively upon a desire to make more money out of the property.*

The purpose of the variation is not based exclusively upon a desire to make more money out of the subject property. As Mr. Wilbur very credibly testified at the hearing, that Applicant is trying to meet and adhere to the character of the neighborhood – that is the commercial corridor the subject property is part of – and try to adhere to City policy standards in terms of holding the corners (i.e., bringing improvements on B and C properties to the property line to maintain the street wall).

4. *The alleged practical difficulty or particular hardship has not been created by any person presently having an interest in the property.*

Neither the property owner nor the Applicant created the City policy standards in terms of holding the corners. Neither the property owner nor the Applicant created the three street intersection or the vibrant commercial corridor.

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.*

The variation will allow for the proposed development. As can be seen from comparing the plans and drawings of the proposed development with photographs of the subject property, the proposed development will be a great improvement to the current conditions on the subject property. Further, and as discussed at great length at the hearing, the Applicant has made many concessions to both the neighborhood as a whole and to Mr. Hoos in particular to ensure that the proposed development will not be detrimental to the public welfare or be injurious to other property or improvements in the neighborhood. Indeed, even at the hearing, the Applicant agreed to work with Mr. Hoos with respect to Mr. Hoos' concerns regarding the balconies.

6. *The 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.*

The variation will allow for the proposed development. As can be seen from comparing the plans and drawings of the proposed development with the photographs of the neighborhood, it is clear that the variation will not impair an adequate supply of light and air to adjacent property. The Applicant is providing all required on-site parking, so the variation will not substantially increase the congestion in the public streets. As the proposed development will not be built unless and until valid building permits are issued, the variation will not increase the danger of fire or endanger the public safety. As the proposed development will replace aging (and in the case of the commercial building vacant) structures with all new construction, the variation will not substantially diminish or impair property values within the neighborhood.

#### 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 Chicago Zoning Ordinance.

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 variation pursuant to Section 17-13-1107-A, B and C of the Chicago Zoning Ordinance.

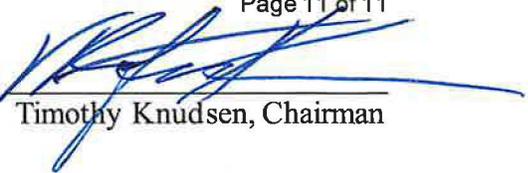
The ZONING BOARD OF APPEALS hereby approves the Applicant's application for a special use, and pursuant to the authority granted to the ZONING BOARD OF APPEALS by Section 17-13-0906 of the Chicago Zoning Ordinance, the Zoning Administrator is authorized to permit said special use subject to the following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

1. The development shall be consistent with the design and layout of the plans and drawings dated February 14, 2022, prepared by Hirsch MPG Architecture + Planning.

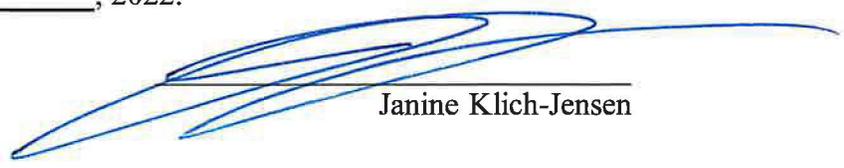
The ZONING BOARD OF APPEALS hereby approves the Applicant's application for a variation, and the Zoning Administrator is authorized to permit said variation.

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, postage pre-paid, at 121 North LaSalle Street, Chicago, IL on 4/25, 2022.

  
Janine Klich-Jensen

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

**APPLICANT:** Trevor Turk

**CAL. NO.:** 58-22-Z

**APPEARANCE FOR:** Barry Ash

**MINUTES OF MEETING:**  
February 18, 2022

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 1328 N. Wicker Park Avenue

**NATURE OF REQUEST:** Application for a variation to increase the floor area ratio from 2,700 square feet to 3,063 square feet which does not exceed 15% of the floor area ratio that has been in existence for at least fifty years for a proposed third floor addition to the existing two-story single-family residence.

**ACTION OF BOARD - VARIATION GRANTED**

**THE VOTE**

**MAR 21 2022**  
CITY OF CHICAGO  
ZONING BOARD OF APPEALS

TIMOTHY R. KNUDSEN  
ANN MACDONALD  
BRIAN SANCHEZ  
JOLENE SAUL  
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 February 18, 2022 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on February 3, 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 ratio to 3,063 square feet which does not exceed 15% of the floor area ratio that has been in existence for at least fifty years for a proposed third floor addition to the existing two-story single-family residence; an additional variation was granted to the subject property in Cal. No. 59-22-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 caused this to be placed in the USPS mail at 121 North LaSalle Street, Chicago, IL on 3/21/22

**APPROVED AS TO SUBSTANCE**

  
**CHAIRMAN**

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

**APPLICANT:** Trevor Turk **CAL. NO.:** 59-22-Z  
**APPEARANCE FOR:** Barry Ash **MINUTES OF MEETING:**  
**APPEARANCE AGAINST:** None February 18, 2022  
**PREMISES AFFECTED:** 1328 N. Wicker Park Avenue

**NATURE OF REQUEST:** Application for a variation to increase the building height from the maximum 30' to 31.96' for a proposed third floor addition to the existing two-story single-family residence.

**ACTION OF BOARD - VARIATION GRANTED**

**THE VOTE**

**MAR 21 2022**  
 CITY OF CHICAGO  
 ZONING BOARD OF APPEALS

TIMOTHY R. KNUDSEN  
 ANN MACDONALD  
 BRIAN SANCHEZ  
 JOLENE SAUL  
 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 February 18, 2022 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on February 3, 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 building height to 31.96' for a proposed third floor addition to the existing two-story single-family residence; an additional variation was granted to the subject property in Cal. No. 58-22-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 caused this to be placed in the USPS mail at 121 North LaSalle Street, Chicago, IL on 3/21, 2022

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

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

**APPLICANT:** Daniel & Anne Barlow

**CAL. NO.:** 60-22-Z

**APPEARANCE FOR:** Scott Borstein

**MINUTES OF MEETING:**  
February 18, 2022

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 3517-21 N. Greenview Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the front setback from the required 14.85' to 12.68', north side setback from 5' to 3.5' (south to be 10.83') for a combined side setback of 14.33, rear setback from 34.65' to 27.92' for a proposed new front three-story addition, new rear three-story rear addition with chimney, new one story corridor addition to the new attached three-car private garage with bike storage room and new one story open deck that exceeds 4' in height from grade with pergola above and storage room below for the existing three-story, single family residence.

**ACTION OF BOARD - VARIATION GRANTED**

**THE VOTE**

**MAR 21 2022**  
CITY OF CHICAGO  
ZONING BOARD OF APPEALS

TIMOTHY R. KNUDSEN  
ANN MACDONALD  
BRIAN SANCHEZ  
JOLENE SAUL  
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 February 18, 2022 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on February 3, 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 12.68', north side setback to 3.5' (south to be 10.83') for a combined side setback of 14.33, rear setback to 27.92' for a proposed new front three-story addition, new rear three-story rear addition with chimney, new one story corridor addition to the new attached three-car private garage with bike storage room and new one story open deck that exceeds 4' in height from grade with pergola above and storage room below for the existing three-story, single family residence; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

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

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I caused this to be placed in the USPS mail at 121 North LaSalle Street, Chicago, IL on 3/21, 2022.

**APPROVED AS TO SUBSTANCE**

  
**CHAIRMAN**

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

**APPLICANT:** Board of Education for the City of Chicago **CAL. NO.:** 61-22-Z

**APPEARANCE FOR:** Scott Borstein

**MINUTES OF MEETING:**  
February 18, 2022

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 5252 N. Long Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the front setback (N. Long Avenue) from the required 20' to 5' for a proposed parking lot and playground for an existing two-story school building.

**ACTION OF BOARD - VARIATION GRANTED**

**THE VOTE**

**MAR 21 2022**  
CITY OF CHICAGO  
ZONING BOARD OF APPEALS

TIMOTHY R. KNUDSEN  
ANN MACDONALD  
BRIAN SANCHEZ  
JOLENE SAUL  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
RECUSED		
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 18, 2022 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on February 3, 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 (N. Long Avenue) to 5' for a proposed parking lot and playground for an existing two-story school building; an additional variation was granted to the subject property in Cal. No. 62-22-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 caused this to be placed in the USPS mail at 121 North LaSalle Street, Chicago, IL on 3/21, 2022.

**APPROVED AS TO SUBSTANCE**

  
**CHAIRMAN**

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

**APPLICANT:** Board of Education for the City of Chicago **CAL. NO.:** 62-22-Z  
**APPEARANCE FOR:** Scott Borstein **MINUTES OF MEETING:**  
 February 18, 2022  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 5252 N. Long Avenue

**NATURE OF REQUEST:** Application for a variation to eliminate the required 7' landscape setback (with trees and shrubs) along Gettysburg Street and to allow the ornamental metal fence to be installed at the property line instead of 5' from the property line along that street for an existing school with proposed on-site parking.

**ACTION OF BOARD - VARIATION GRANTED**

**THE VOTE**

**MAR 21 2022**  
 CITY OF CHICAGO  
 ZONING BOARD OF APPEALS

TIMOTHY R. KNUDSEN  
 ANN MACDONALD  
 BRIAN SANCHEZ  
 JOLENE SAUL  
 SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
RECUSED		
X		
X		
X		

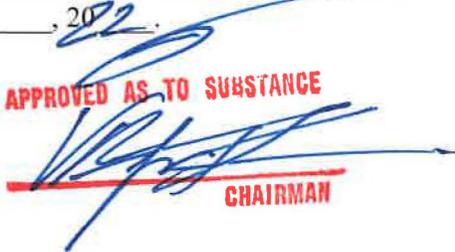
WHEREAS, a remote public hearing was held, in accordance with Section 7(e) of the Open Meetings Act, 5 ILCS 120/1 et seq., on this application by the Zoning Board of Appeals at its regular meeting held on February 18, 2022 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on February 3, 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 the required 7' landscape setback (with trees and shrubs) along Gettysburg Street and to allow the ornamental metal fence to be installed at the property line instead of 5' from the property line along that street for an existing school with proposed on-site parking; an additional variation was granted to the subject property in Cal. No. 61-22-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 caused this to be placed in the USPS mail at 121 North LaSalle Street, Chicago, IL on 3/21, 2022.

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

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

**APPLICANT:** Chicago Board of Education Cal. No.63-22-S  
**APPEARANCE FOR:** Scott Borstein **MINUTES OF MEETING:**  
 February 18, 2022  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 4606 W. Marquette Road

**NATURE OF REQUEST:** Application for a special use to establish a new non-required off-site accessory parking lot to serve the existing school and community park at 4707 W. Marquette Road.

**ACTION OF BOARD – APPLICATION APPROVED**

**THE VOTE**

**MAR 21 2022**  
 CITY OF CHICAGO  
 ZONING BOARD OF APPEALS

TIMOTHY R. KNUDSEN  
 ANN MACDONALD  
 BRIAN SANCHEZ  
 JOLENE SAUL  
 SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
RECUSED		
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 February 18, 2022 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on February 3, 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 new non-required off-site accessory parking lot to serve the existing school and community park at 4707 W. Marquette Road; a variation was also granted to the subject property in Cal. No. 64-22-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 special use is issued solely to the applicant, Chicago Board of Education and the development is consistent with the design and layout of the plans and drawings dated February 11, 2022, prepared by Hitchcock Design Group.

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I caused this to be placed in the USPS mail at 121 North LaSalle Street, Chicago, IL on 3/21, 2022.

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

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

**APPLICANT:** Chicago Board of Education **CAL. NO.:** 64-22-Z

**APPEARANCE FOR:** Scott Borstein **MINUTES OF MEETING:**  
February 18, 2022

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 4606 W. Marquette Road

**NATURE OF REQUEST:** Application for a variation to reduce the east setback from 15' to 5', west side setback from 15' to 7' for a proposed non-required off-site accessory parking lot to serve the existing school and community park at 4707 W. Marquette Road.

**ACTION OF BOARD - VARIATION GRANTED**

**THE VOTE**

**MAR 21 2022**  
CITY OF CHICAGO  
ZONING BOARD OF APPEALS

TIMOTHY R. KNUDSEN  
ANN MACDONALD  
BRIAN SANCHEZ  
JOLENE SAUL  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
RECUSED		
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 18, 2022 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on February 3, 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 east setback to 5', west side setback to 7' for a proposed non-required off-site accessory parking lot to serve the existing school and community park at 4707 W. Marquette Road; a special use was also approved for the subject property in Cal. No. 63-22-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 special use is issued solely to the applicant, Chicago Board of Education and the development is consistent with the design and layout of the plans and drawings dated February 11, 2022, prepared by Hitchcock Design Group.

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I caused this to be placed in the USPS mail at 121 North LaSalle Street, Chicago, IL on 3/21, 2022.

**APPROVED AS TO SUBSTANCE**

  
**CHAIRMAN**

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

**APPLICANT:** Neighborhood Taprooms, LLC series Uptown Taproom Cal. No.65-22-S

**APPEARANCE FOR:** Richard Toth

**MINUTES OF MEETING:**  
February 18, 2022

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 1255-67 W. Wilson Avenue / 4551-57 N. Malden Street

**NATURE OF REQUEST:** Application for a special use to establish a tavern in an existing building.

**ACTION OF BOARD – APPLICATION APPROVED**

**THE VOTE**

**MAR 21 2022**  
CITY OF CHICAGO  
ZONING BOARD OF APPEALS

TIMOTHY R. KNUDSEN  
ANN MACDONALD  
BRIAN SANCHEZ  
JOLENE SAUL  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

**THE RESOLUTION:**

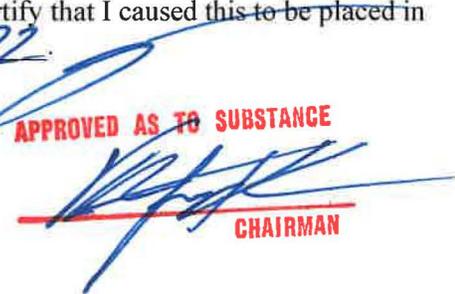
WHEREAS, a remote public hearing was held, in accordance with Section 7(e) of the Open Meetings Act, 5 ILCS 120/1 et seq., on this application by the Zoning Board of Appeals at its regular meeting held on February 18, 2022 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on February 3, 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 tavern in an existing building; a variation was also granted to the subject property in Cal. No. 66-22-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 special use is issued solely to the applicant, Neighborhood Taprooms, LLC series Uptown Taproom, and the development is consistent with the design and layout of the plans and drawings dated December 16, 2021, prepared by Andrew Ivori 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 3/21, 2022.

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

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

**APPLICANT:** Neighborhood Taprooms, LLC – Series Uptown Taproom **CAL. NO.:** 66-22-Z

**APPEARANCE FOR:** Richard Toth

**MINUTES OF MEETING:**  
February 18, 2022

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 1255-67 W. Wilson / 4551-57 N. Malden Street

**NATURE OF REQUEST:** Application for a variation to establish a public place of amusement license for a proposed tavern in an existing building which is within 125' of a residential zoning district.

**ACTION OF BOARD - VARIATION GRANTED**

**THE VOTE**

**MAR 21 2022**  
CITY OF CHICAGO  
ZONING BOARD OF APPEALS

TIMOTHY R. KNUDSEN  
ANN MACDONALD  
BRIAN SANCHEZ  
JOLENE SAUL  
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 February 18, 2022 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on February 3, 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 a public place of amusement license for a proposed tavern in an existing building which is within 125' of a residential zoning district; a special use was also approved for the subject property in Cal. No. 65-22-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 special use is issued solely to the applicant, Neighborhood Taprooms, LLC series Uptown Taproom, and the development is consistent with the design and layout of the plans and drawings dated December 16, 2021, prepared by Andrew Ivori 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 3/21, 2022.

**APPROVED AS TO SUBSTANCE**

  
**CHAIRMAN**

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

**APPLICANT:** Tri City Foods of Illinois, LLC Cal. No.67-22-S  
**APPEARANCE FOR:** Donna Pugh / Michael Noonan  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 2449 W. Lawrence Avenue

**MINUTES OF MEETING:**  
February 18, 2022

**NATURE OF REQUEST:** Application for a special use to expand an existing single lane drive-through to a double lane drive-through to serve the existing fast-food restaurant.

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

**THE VOTE**

MAR 21 2022  
CITY OF CHICAGO  
ZONING BOARD OF APPEALS

TIMOTHY R. KNUDSEN  
ANN MACDONALD  
BRIAN SANCHEZ  
JOLENE SAUL  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

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

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

**APPLICANT:** 3300 W. Pershing, LLC **CAL. NO.:** 68-22-Z  
**APPEARANCE FOR:** Rolando Acosta **MINUTES OF MEETING:**  
February 18, 2022  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 3300 W. Pershing Road

**NATURE OF REQUEST:** Application for a variation to reduce the off-street parking requirement from five spaces to zero to increase an existing five dwelling unit building to a ten-dwelling unit building in the existing three-story building.

**ACTION OF BOARD - VARIATION GRANTED**

**THE VOTE**

**MAR 21 2022**  
 CITY OF CHICAGO  
 ZONING BOARD OF APPEALS

TIMOTHY R. KNUDSEN  
 ANN MACDONALD  
 BRIAN SANCHEZ  
 JOLENE SAUL  
 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 February 18, 2022 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on February 3, 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 off-street parking requirement to zero to increase an existing five dwelling unit building to a ten-dwelling unit building in the existing three-story building; an additional variation was granted for the subject property in Cal. No. 69-22-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 caused this to be placed in the USPS mail at 121 North LaSalle Street, Chicago, IL on 3/21, 2022.

**APPROVED AS TO SUBSTANCE**

  
**CHAIRMAN**

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

**APPLICANT:** 3300 W. Pershing, LLC

**CAL. NO.:** 69-22-Z

**APPEARANCE FOR:** Rolando Acosta

**MINUTES OF MEETING:**  
February 18, 2022

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 3300 W. Pershing Road

**NATURE OF REQUEST:** Application for a variation to reduce the required rear yard open space from 360 square feet to zero in order to increase from five dwelling units to 10 dwelling units in the existing three-story building.

**ACTION OF BOARD - VARIATION GRANTED**

**THE VOTE**

**MAR 21 2022**  
CITY OF CHICAGO  
ZONING BOARD OF APPEALS

TIMOTHY R. KNUDSEN  
ANN MACDONALD  
BRIAN SANCHEZ  
JOLENE SAUL  
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 February 18, 2022 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on February 3, 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 rear yard open space to zero in order to increase to 10 dwelling units in the existing three-story building; an additional variation was granted for the subject property in Cal. No. 68-22-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 caused this to be placed in the USPS mail at 121 North LaSalle Street, Chicago, IL on 3/21, 2022.

**APPROVED AS TO SUBSTANCE**

  
**CHAIRMAN**

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

**APPLICANT:** JLLJ, LLC **CAL. NO.:** 70-22-Z  
**APPEARANCE FOR:** Mark Kupiec **MINUTES OF MEETING:**  
February 18, 2022  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 1841 W. Ohio Street

**NATURE OF REQUEST:** Application for a variation to relocate the required 225 square feet of rear yard open space to the roof an attached accessory building in order to construct a two-story, single-family residence with an attached two-car garage with roof deck.

**ACTION OF BOARD - VARIATION GRANTED**

**THE VOTE**

**MAR 21 2022**  
 CITY OF CHICAGO  
 ZONING BOARD OF APPEALS

TIMOTHY R. KNUDSEN  
 ANN MACDONALD  
 BRIAN SANCHEZ  
 JOLENE SAUL  
 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 February 18, 2022 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on February 3, 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 225 square feet of rear yard open space to the roof an attached accessory building in order to construct a two-story, single-family residence with an attached 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 caused this to be placed in the USPS mail at 121 North LaSalle Street, Chicago, IL on 3/21, 2022

**APPROVED AS TO SUBSTANCE**

  
**CHAIRMAN**

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

**APPLICANT:** Holy Trinity Church Cal. No.71-22-S

**APPEARANCE FOR:** Sylvia Michas **MINUTES OF MEETING:**

**APPEARANCE AGAINST:** None February 18, 2022

**PREMISES AFFECTED:** 218 S. Wabash Avenue, 2<sup>nd</sup> Floor

**NATURE OF REQUEST:** Application for a special use to establish a religious assembly facility on the second floor of an existing nine-story building.

**ACTION OF BOARD – APPLICATION APPROVED**

**THE VOTE**

MAR 21 2022  
CITY OF CHICAGO  
ZONING BOARD OF APPEALS

TIMOTHY R. KNUDSEN  
ANN MACDONALD  
BRIAN SANCHEZ  
JOLENE SAUL  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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X		
X		

**THE RESOLUTION:**

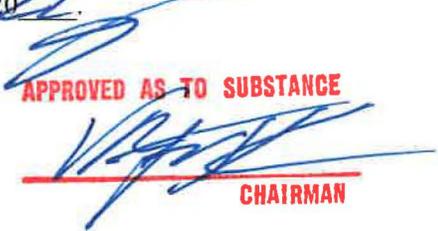
WHEREAS, a remote public hearing was held, in accordance with Section 7(e) of the Open Meetings Act, 5 ILCS 120/1 et seq., on this application by the Zoning Board of Appeals at its regular meeting held on February 18, 2022 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on February 3, 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 religious assembly facility on the second floor of an existing nine-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, Holy Trinity Church, and the development is consistent with the design and layout of the plans and drawings dated February 17, 2022, prepared by Paul Gongola Architecture, LLC.

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I caused this to be placed in the USPS mail at 121 North LaSalle Street, Chicago, IL on 3/21, 2022.

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

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

**APPLICANT:** Iliana Mansur

**CAL. NO.:** 72-22-Z

**APPEARANCE FOR:** Dean Maragos

**MINUTES OF MEETING:**  
February 18, 2022

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 2636 W. Evergreen Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the west side setback from the required 2' to 1' (east to be 3') combined side yard setback from 5' to 4' for a proposed three-story, three dwelling unit building with roof top stair enclosure and deck and rear stairs with open decks.

**ACTION OF BOARD - VARIATION GRANTED**

**THE VOTE**

**MAR 21 2022**  
CITY OF CHICAGO  
ZONING BOARD OF APPEALS

TIMOTHY R. KNUDSEN  
ANN MACDONALD  
BRIAN SANCHEZ  
JOLENE SAUL  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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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 February 18, 2022 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on February 3, 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 west side setback to 1' (east to be 3') combined side yard setback to 4' for a proposed three-story, three dwelling unit building with roof top stair enclosure and deck and rear stairs with open decks; 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 3/21, 2022.

**APPROVED AS TO SUBSTANCE**

  
**CHAIRMAN**

**ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 90**

**APPLICANT:** Greg Lackosz **CAL. NO.:** 73-22-Z  
**APPEARANCE FOR:** Nicholas Ftikas **MINUTES OF MEETING:**  
**APPEARANCE AGAINST:** None February 18, 2022  
**PREMISES AFFECTED:** 3853 N. Damen Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the rear setback from the required 37.5' to 30.11' for a proposed exterior entrance stairs more than six feet above grade to establish a new dwelling unit on the second floor of an existing two-story accessory building containing two parking spaces on the first floor in the rear of a lot with an existing two-story, two dwelling unit building.

**ACTION OF BOARD - VARIATION GRANTED**

**THE VOTE**

**MAR 21 2022**  
 CITY OF CHICAGO  
 ZONING BOARD OF APPEALS

TIMOTHY R. KNUDSEN  
 ANN MACDONALD  
 BRIAN SANCHEZ  
 JOLENE SAUL  
 SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
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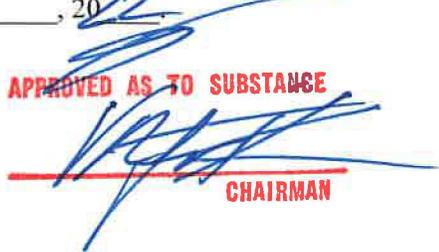
WHEREAS, a remote public hearing was held, in accordance with Section 7(e) of the Open Meetings Act, 5 ILCS 120/1 et seq., on this application by the Zoning Board of Appeals at its regular meeting held on February 18, 2022 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on February 3, 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 30.11' for a proposed exterior entrance stairs more than six feet above grade to establish a new dwelling unit on the second floor of an existing two-story accessory building containing two parking spaces on the first floor in the rear of a lot with an existing two-story, two dwelling unit building; an additional variation was granted to the subject property in Cal. No. 74-22-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 caused this to be placed in the USPS mail at 121 North LaSalle Street, Chicago, IL on 3/21, 2022.

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

**ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 90**

**APPLICANT:** Greg Lackosz **CAL. NO.:** 74-22-Z  
**APPEARANCE FOR:** Nicholas Ftikas **MINUTES OF MEETING:**  
**APPEARANCE AGAINST:** None February 18, 2022  
**PREMISES AFFECTED:** 3853 N. Damen Avenue

**NATURE OF REQUEST:** Application for a variation to increase the allowable floor area for a coach house of 700 square feet by 48.29 square feet for a total of 748.29 square feet for the establishment of a new dwelling unit on the second floor of an existing two-story accessory building containing two parking spaces on the first floor in the rear of a lot with an existing two-story, two dwelling unit building.

**ACTION OF BOARD - VARIATION GRANTED**

**THE VOTE**

**MAR 21 2022**  
 CITY OF CHICAGO  
 ZONING BOARD OF APPEALS

TIMOTHY R. KNUDSEN  
 ANN MACDONALD  
 BRIAN SANCHEZ  
 JOLENE SAUL  
 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 February 18, 2022 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on February 3, 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 allowable floor area for a coach house of 700 square feet by 48.29 square feet for a total of 748.29 square feet for the establishment of a new dwelling unit on the second floor of an existing two-story accessory building containing two parking spaces on the first floor in the rear of a lot with an existing two-story, two dwelling unit building; an additional variation was granted to the subject property in Cal. No. 73-22-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 caused this to be placed in the USPS mail at 121 North LaSalle Street, Chicago, IL on 3/21, 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**

**JUN 22 2022**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

**Jackie Jackson Birthrights Inc. d/b/a  
Fatburger**

APPLICANT

**823-33 E. 87th Street**

PREMISES AFFECTED

**75-22-S**  
CALENDAR NUMBER

**April 22, 2022**

HEARING DATE

**ACTION OF BOARD**

**THE VOTE**

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

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

AFFIRMATIVE    NEGATIVE    ABSENT

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**FINDINGS OF THE ZONING BOARD OF APPEALS  
IN THE MATTER OF THE SPECIAL USE APPLICATION FOR 823-33 E. 87TH  
STREET BY JACKIE JACKSON BIRTHRIGHTS INC. D/B/A FATBURGER.**

**I. BACKGROUND**

Jackie Jackson Birthrights Inc. d/b/a Fatburger (the “Applicant”) submitted a special use application for 823-33 E. 87th Street (the “subject property”). The subject property is zoned B3-2 and is currently improved with a vacant building that formerly housed a bank (the “existing building”). The Applicant proposed to renovate the existing building and open a casual dining restaurant with a one-lane<sup>1</sup> drive-through facility (the “proposed Fatburger”). To permit this, the Applicant sought a special use to establish a one-lane drive through (the “proposed special use”). In accordance with Section 17-13-0903 of the Chicago Zoning Ordinance, the Zoning Administrator of the City’s Department of Planning and Development (the “Zoning Administrator” and the “Department”) recommended approval of the proposed special use provided that: (1) the special use was issued solely to the Applicant; and (2) the development was consistent with the plans and drawings dated April 19, 2022, with the site plan and landscape plans dated April 20, 2022, prepared by Nick Scarlatis & Associates.

**II. PUBLIC HEARING**

<sup>1</sup> The Applicant originally applied for a three-lane drive-through facility but reduced such application to a one-lane drive-through facility.

A. The Hearing

The ZONING BOARD OF APPEALS held a remote public hearing<sup>2</sup> on the Applicant's special use application at its regular meeting held on April 22, 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 president Ms. Jackie Jackson and its attorney Mr. Nick Ftikas were present. The Applicant's MAI certified real estate appraiser Mr. Joseph Ryan and its architect Ms. Nikoletta Scarlatis were present. Mr. Sam Aiwuyo and Ms. Patience Aiwuyo were 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).<sup>3</sup>

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

The Applicant's president Ms. Jackie Jackson offered testimony in support of the application.

The Applicant's architect Ms. Nikoletta Scarlatis offered testimony in support of the application.

The Applicant's MAI certified real estate appraiser Mr. Joseph Ryan offered testimony in support of the application.

Mr. Sam Aiwuyo, of 835 E. 87th Street, offered testimony in opposition to the application.

Ms. Patience Aiwuyo, also of 835 E. 87th Street, offered testimony in opposition to the application.

Mr. Aiwuyo then asked the Applicant a series of questions.

In response to Mr. Aiwuyo's questions, Ms. Jackson offered further testimony.

In response to Mr. Aiwuyo's question and questions by the ZONING BOARD OF APPEALS, Mr. Ftikas provided an explanation<sup>4</sup> of the Applicant's site plan.

Mr. Aiwuyo asked further questions, and Mr. Ftikas provided further explanation.

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<sup>2</sup> In accordance with Section 7(e) of the Open Meetings Act, 5 ILCS 120/1 *et seq.*

<sup>3</sup> Such Emergency Rules were issued by the Chairman of the ZONING BOARD OF APPEALS in accordance with his emergency rule-making powers set forth in the Rules of Procedure.

<sup>4</sup> For a portion of this explanation, Mr. Ftikas kept on saying that the Aiwuyos' home was to the west of the subject property. However, from the site plan, it is clear he meant east.

Mr. Ftikas then made a brief closing statement.

#### B. Criteria for a Special Use

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

### III. FINDINGS OF FACT

After careful consideration of the evidence, testimony and the entire record, including the Applicant's proposed Findings of Fact, the ZONING BOARD OF APPEALS hereby makes the following findings with reference to the Applicant's application for a 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 subject property is located in a B3-2 zoning district. The Applicant's proposed one-lane drive-through is a special use in a B3-2 zoning district.<sup>5</sup> The Applicant is seeking no other relief from the Chicago Zoning Ordinance. It is only the special use that brings it 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 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 proposed special use is in the interest of the public convenience because it will allow a long idle property to be returned to productive use. Indeed, the ZONING BOARD OF APPEALS notes that the subject property has been vacant for almost ten years. Further, the proposed special use will provide both the neighborhood and those members of the public traveling by car along 87th Street and South Cottage Grove with a new drive-through dining option. As set forth in Mr. Ryan's report, drive-through facilities are in demand in Chicago as

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<sup>5</sup> Pursuant to Section 17-3-0207-Z of the Chicago Zoning Ordinance.

consumers have shown a preference for ordering food via a drive-through facility. The proposed special use will also provide forty new jobs.

The ZONING BOARD OF APPEALS further finds that the proposed special use will not have a significant adverse impact on the general welfare of the neighborhood or community. As set forth in Mr. O'Brien's report, the proposed special use will not diminish property values as there are numerous other drive-through facilities in the neighborhood, including one on the southwest corner of 87th Street and Cottage Grove. Ms. Jackson has run businesses in Chicago for the past fourteen years, and the ZONING BOARD OF APPEALS finds her to be a very credible witness. The proposed Fatburger will not serve alcohol, and the Applicant will make sure there is no violence on the subject property. Moreover, as Mr. Ftikas explained and as can be seen on site plan, the Applicant worked very hard with both Alderman Michelle Harris and the Department to ensure that the proposed special use has been designed so that it will not negatively impact the nearby residential use. For instance, entrance to the drive-through facility runs parallel to the south alley bordering the subject property. Pick-up from the drive-through facility is located about 98 feet to the neighbor next east (i.e., Mr. and Ms. Aiwuyo's home). As can be seen from the site plan, in addition to distance, the drive-through facility is separated from Mr. and Ms. Aiwuyo's home by a patio, a parking lot and landscaping. There will also be a 6' high wooden fence between the subject property and Mr. and Ms. Aiwuyo's property. Ingress and egress to the proposed drive-through facility will be from 87th street, away from both the residential use to the south of the subject property and to the east of the subject property.

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.*

The proposed special use will be located in the existing building which, as can be seen from the photographs, is already improved with a drive-through facility. The existing building has been on the subject property for at least the last ten years. It is located slightly east of the intersection of Cottage Grove Avenue and 87th Street, which has an operating drive-through facility on its southwest corner. East 87th Street is a commercial corridor at this location and is improved with commercial buildings that are similar to the existing building. The Applicant has worked with both Alderman Michelle Harris and the Department to ensure that the proposed special use does not negatively impact the residential use to the east and the south of the subject property, and the result of this work can be seen in the Applicant's careful and considerate site plan. Based on all this, the proposed special use is compatible with the character of 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 noted above, 87th Street at this location is a commercial corridor. The proposed special use will operate from 10:00 AM – 2:00 AM, seven days a week. All ingress and egress to the proposed special use will occur off of 87th Street. The site plans show more than adequate car stacking for the proposed special use. Indeed, as Ms. Scarlatis very credibly testified, the proposed special use is designed to support at least 7 cars at one time and, due to the size of the subject property, could accommodate an additional 5 cars before impacting ingress to the proposed special use. Due to the landscaping and the 6' wooden fence, any outdoor lighting and noise generated by the proposed special use will stay contained on the subject property and will not spill onto the surrounding properties. The proposed special use itself is designed so that it is closer to the commercial property next west and not the residential property next east (indeed there is about 98' between the proposed special use and the residential property next east). Based on all this, the ZONING BOARD OF APPEALS finds that 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.

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

As can be seen from comparing the Applicant's plans and drawings to the current photographs of the subject property, the Applicant will be greatly improving the subject property. With respect to pedestrian safety and comfort in particular, the Applicant will be decreasing the curb cuts on the subject property from three to two. The proposed special use itself will have one point of ingress and one point of egress. The Applicant will be removing the make-shift gravel parking lot on the eastern portion of the lot. The Applicant will also be landscaping the entire site, including the 87th street frontage. Based on all this, the ZONING BOARD OF APPEALS finds that the proposed special use is designed to promote 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 Sections 17-13-0905-A Chicago Zoning Ordinance.

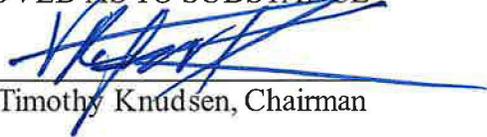
The ZONING BOARD OF APPEALS hereby approves the Applicant's application for a special use, and pursuant to the authority granted to the ZONING BOARD OF

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. Development shall be consistent with the design and layout of the plans and drawings dated April 19, 2022, with the site plan and landscape plans dated April 20, 2022, prepared by Nick Scarlatis & Associates.

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, postage prepaid, on 6/22, 2022.

  
Janine Klich-Jensen

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

**APPLICANT:** Grand Gas Mart, Inc. Cal. No.76-22-S

**APPEARANCE FOR:** Nicholas Ftikas **MINUTES OF MEETING:**  
February 18, 2022

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 4755 W. Grand Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the minimum lot area from the required 20,000 square feet to 17,367 square feet for a proposed four pump gas station with convenience store.

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

**THE VOTE**

MAR 21 2022  
CITY OF CHICAGO  
ZONING BOARD OF APPEALS

TIMOTHY R. KNUDSEN  
ANN MACDONALD  
BRIAN SANCHEZ  
JOLENE SAUL  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
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APPROVED AS TO SUBSTANCE  
  
CHAIRMAN

**ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 90**

**APPLICANT:** Lawndale Educational and Regional Network **CAL. NO.:** 77-22-Z

**APPEARANCE FOR:** Scott Borstein **MINUTES OF MEETING:**  
February 18, 2022

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 8255 S. Paulina Street

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

**ACTION OF BOARD - VARIATION GRANTED**

**THE VOTE**

**MAR 21 2022**  
CITY OF CHICAGO  
ZONING BOARD OF APPEALS

TIMOTHY R. KNUDSEN  
ANN MACDONALD  
BRIAN SANCHEZ  
JOLENE SAUL  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
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 February 18, 2022 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 variation to eliminate the required 7' landscape setback with trees and shrubs along 83rd Street and to allow the ornamental fence to be installed at the property line instead of 5' from the property line along 83rd Street and to waive hose bibs for the required accessory off-site parking lot for an existing school at 1700 W. 83rd Street; two special uses and two additional variations were approved/granted at the subject property in Cal. Nos. 508-21-S, 509-21-S, 510-21-Z, and 511-21-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): provided the special use is issued solely to the applicant, Lawndale Educational and Regional Network and the development is consistent with the design and layout of the plans and drawings dated December 9, 2021, with site and landscape plans and details dated February 18, 2022, prepared by Moody-Nolan.

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 3/21, 2022

**APPROVED AS TO SUBSTANCE**

  
**CHAIRMAN**

**ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 90**

**APPLICANT:** Scott Strubel

**CAL. NO.:** 78-22-Z

**APPEARANCE FOR:** John Pikarski

**MINUTES OF MEETING:**  
February 18, 2022

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 819 W. Castlewood Terrace

**NATURE OF REQUEST:** Application for a variation to reduce the west side setback from 5' to zero, (east to be 9.26'), combined side yard setback from 15' to 9.26', rear setback from 32.23' to zero for a proposed one-story open garage roof deck access stair to access a proposed roof top deck with new pergola, trellis screens and gas fireplace on the existing detached two car garage accessory to the existing two-story single-family residence.

**ACTION OF BOARD - VARIATION GRANTED**

**THE VOTE**

**MAR 21 2022**  
CITY OF CHICAGO  
ZONING BOARD OF APPEALS

TIMOTHY R. KNUDSEN  
ANN MACDONALD  
BRIAN SANCHEZ  
JOLENE SAUL  
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 February 18, 2022 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on February 3, 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 west side setback to zero, (east to be 9.26'), combined side yard setback to 9.26', rear setback to zero for a proposed one-story open garage roof deck access stair to access a proposed roof top deck with new pergola, trellis screens and gas fireplace on the existing detached two car garage accessory to the existing two-story single-family residence; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

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

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I caused this to be placed in the USPS mail at 121 North LaSalle Street, Chicago, IL on 3/21, 2022

**APPROVED AS TO SUBSTANCE**

  
**CHAIRMAN**

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

**APPLICANT:** 2818 Harrison, LLC Cal. No.79-22-S  
**APPEARANCE FOR:** Katriina McGuire **MINUTES OF MEETING:**  
February 18, 2022  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 2818 W. Harrison Street

**NATURE OF REQUEST:** Application for a special use to establish a 2,880 square foot residential, two dwelling unit building with a two-car garage.

**ACTION OF BOARD – APPLICATION APPROVED AS AMENDED**  
**THE VOTE**

**MAR 21 2022**  
 CITY OF CHICAGO  
 ZONING BOARD OF APPEALS

TIMOTHY R. KNUDSEN  
 ANN MACDONALD  
 BRIAN SANCHEZ  
 JOLENE SAUL  
 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 February 18, 2022 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on February 3, 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 2,880 square foot residential, two dwelling unit building with a two-car garage; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony 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 July 23, 2021 prepared by Ellipsis Architecture as amended on the record by the assistant zoning administrator Steven Valenziano that the detached garage façade material is Vinyl siding.

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 3/21, 2022.

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

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

**APPLICANT:** Guaranteed Investments, Inc. Cal. No.274-21-S

**APPEARANCE FOR:** Caryn Shaw **MINUTES OF MEETING:**

February 18, 2022

**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 May 20, 2022.**

**THE VOTE**

**MAR 21 2022**  
CITY OF CHICAGO  
ZONING BOARD OF APPEALS

TIMOTHY R. KNUDSEN  
ANN MACDONALD  
BRIAN SANCHEZ  
JOLENE SAUL  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

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

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

**APPLICANT:** Thaibinh Nguyen Hernandez dba Beauty Bladed Company Cal. No.418-21-S

**APPEARANCE FOR:** Same as Applicant

**MINUTES OF MEETING:**  
February 18, 2022

**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 – APPLICATION APPROVED**

**THE VOTE**

**MAR 21 2022**

**CITY OF CHICAGO  
ZONING BOARD OF APPEALS**

TIMOTHY R. KNUDSEN  
ANN MACDONALD  
BRIAN SANCHEZ  
JOLENE SAUL  
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 February 18, 2022 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on February 3, 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 permanent make-up and body art tattoo 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):

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 3/21, 2022.

**APPROVED AS TO SUBSTANCE**

**CHAIRMAN**

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

**APPLICANT:** Howard Orloff Imports, Inc. Cal. No.437-21-S  
**APPEARANCE FOR:** Nicholas Ftikas **MINUTES OF MEETING:**  
 February 18, 2022  
**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 – APPLICATION APPROVED**

**THE VOTE**

**MAR 21 2022**  
 CITY OF CHICAGO  
 ZONING BOARD OF APPEALS

TIMOTHY R. KNUDSEN  
 ANN MACDONALD  
 BRIAN SANCHEZ  
 JOLENE SAUL  
 SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

**THE RESOLUTION:**

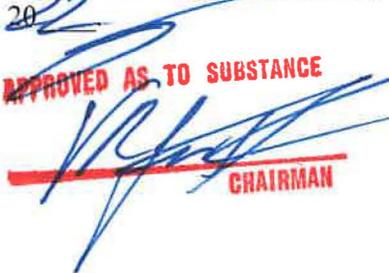
WHEREAS, a remote public hearing was held, in accordance with Section 7(e) of the Open Meetings Act, 5 ILCS 120/1 et seq., on this application by the Zoning Board of Appeals at its regular meeting held on February 18, 2022 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on February 3, 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 permit a vehicle outdoor storage to serve an auto dealership located at another location; two additional variations were also granted to the subject property in Cal. Nos. 438-21-Z and 520-21-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 February 3, 2022, prepared by CD Group.

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I caused this to be placed in the USPS mail at 121 North LaSalle Street, Chicago, IL on 3/21, 2022

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

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

**APPLICANT:** Howard Orloff Imports, Inc. **CAL. NO.:** 438-21-Z  
**APPEARANCE FOR:** Nicholas Ftikas **MINUTES OF MEETING:**  
 February 18, 2022  
**APPEARANCE AGAINST:** None  
**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 - VARIATION GRANTED**

**THE VOTE**

**MAR 21 2022**  
 CITY OF CHICAGO  
 ZONING BOARD OF APPEALS

TIMOTHY R. KNUDSEN  
 ANN MACDONALD  
 BRIAN SANCHEZ  
 JOLENE SAUL  
 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 February 18, 2022 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on February 3, 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, west side setback to 1.82' for a proposed 6' high privacy fence and vehicular outdoor storage to serve an auto dealership located at another location; a special use and an additional variation were also approved for the subject property in Cal. No.437-21-S and 520-21-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): provided the development is consistent with the design and layout of the plans and drawings dated February 3, 2022, prepared by CD Group.

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I caused this to be placed in the USPS mail at 121 North LaSalle Street, Chicago, IL on 3/21, 2022

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

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

**APPLICANT:** Lawndale Educational and Regional Network **CAL. NO.:** 504-21-Z  
**APPEARANCE FOR:** Scott Borstein **MINUTES OF MEETING:** February 18, 2022  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 1700 W. 83<sup>rd</sup> 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 - VARIATION GRANTED**

**THE VOTE**

**MAR 21 2022**  
 CITY OF CHICAGO  
 ZONING BOARD OF APPEALS

TIMOTHY R. KNUDSEN  
 ANN MACDONALD  
 BRIAN SANCHEZ  
 JOLENE SAUL  
 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 February 18, 2022 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on February 3, 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 0.69' for a proposed two-story addition to an existing three-story school; three additional variations were granted to the subject property in Cal. Nos. 505-21-Z, 506-21-Z, and 507-21-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 3/21, 2022

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

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

**APPLICANT:** Lawndale Educational and Regional Network **CAL. NO.:** 505-21-Z  
**APPEARANCE FOR:** Scott Borstein **MINUTES OF MEETING:**  
 February 18, 2022  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 1700 W. 83<sup>rd</sup> 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 - VARIATION GRANTED**

**THE VOTE**

**MAR 21 2022**  
 CITY OF CHICAGO  
 ZONING BOARD OF APPEALS

TIMOTHY R. KNUDSEN  
 ANN MACDONALD  
 BRIAN SANCHEZ  
 JOLENE SAUL  
 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 February 18, 2022 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on February 22, 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 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; three additional variations were granted to the subject property in Cal. Nos. 504-21-Z, 506-21-Z, and 507-21-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 3/21, 2022.

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

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

**APPLICANT:** Lawndale Educational and Regional Network **CAL. NO.:** 506-21-Z  
**APPEARANCE FOR:** Scott Borstein **MINUTES OF MEETING:**  
 February 18, 2022  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 1700 W. 83<sup>rd</sup> 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 - VARIATION GRANTED**

**THE VOTE**

**MAR 21 2022**  
 CITY OF CHICAGO  
 ZONING BOARD OF APPEALS

TIMOTHY R. KNUDSEN  
 ANN MACDONALD  
 BRIAN SANCHEZ  
 JOLENE SAUL  
 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 February 18, 2022 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on February 3, 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 a proposed two-story addition to an existing three-story school; three additional variations were granted to the subject property in Cal. Nos. 504-21-Z, 505-21-Z, and 507-21-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 3/21, 2022.

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

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

**APPLICANT:** Lawndale Educational and Regional Network **CAL. NO.:** 507-21-Z

**APPEARANCE FOR:** Scott Borstein **MINUTES OF MEETING:**  
February 18, 2022

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 1700 W. 83<sup>rd</sup> 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 - VARIATION GRANTED**

**THE VOTE**

MAR 21 2022  
CITY OF CHICAGO  
ZONING BOARD OF APPEALS

TIMOTHY R. KNUDSEN  
ANN MACDONALD  
BRIAN SANCHEZ  
JOLENE SAUL  
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 February 18, 2022 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on February 3, 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 length of the required loading space to 25' for a proposed two-story addition to the existing three-story school; three additional variations were granted to the subject property in Cal. Nos. 504-21-Z, 505-21-Z, and 506-21-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 3/21, 2022.

APPROVED AS TO SUBSTANCE  
  
CHAIRMAN

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

**APPLICANT:** Lawndale Educational and Regional Network Cal. No.508-21-S

**APPEARANCE FOR:** Scott Borstein

**MINUTES OF MEETING:**  
February 18, 2022

**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 – APPLICATION APPROVED**

**THE VOTE**

**MAR 21 2022**  
CITY OF CHICAGO  
ZONING BOARD OF APPEALS

TIMOTHY R. KNUDSEN  
ANN MACDONALD  
BRIAN SANCHEZ  
JOLENE SAUL  
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 February 18, 2022 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on February 3, 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 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; an additional special use and three variations were also approved/granted at the subject property in Cal. Nos.77-22-Z, 509-21-S, 510-21-Z, and 511-21-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 special use is issued solely to the applicant, Lawndale Educational and Regional Network and the development is consistent with the design and layout of the plans and drawings dated December 9, 2021, with site and landscape plans and details dated February 18, 2022, prepared by Moody-Nolan.

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 3/21, 2022.

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

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

**APPLICANT:** Lawndale Educational and Regional Network Cal. No.509-21-S

**APPEARANCE FOR:** Scott Borstein

**MINUTES OF MEETING:**  
February 18, 2022

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 8255 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 – APPLICATION APPROVED**

**THE VOTE**

MAR 21 2022  
CITY OF CHICAGO  
ZONING BOARD OF APPEALS

TIMOTHY R. KNUDSEN  
ANN MACDONALD  
BRIAN SANCHEZ  
JOLENE SAUL  
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 February 18, 2022 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on February 3, 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 special use to establish a non-accessory parking lot with twenty-four parking stalls; an additional special use and three variations were also approved/granted at the subject property in Cal. Nos. 77-22-Z, 508-21-S, 510-21-Z, and 511-21-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 special use is issued solely to the applicant, Lawndale Educational and Regional Network and the development is consistent with the design and layout of the plans and drawings dated December 9, 2021, with site and landscape plans and details dated February 18, 2022, prepared by Moody-Nolan.

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 3/21, 2022.

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

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

**APPLICANT:** Lawndale Educational and Regional Network **CAL. NO.:** 510-21-Z

**APPEARANCE FOR:** Scott Borstein **MINUTES OF MEETING:**  
February 18, 2022

**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 - VARIATION GRANTED**

**THE VOTE**

**MAR 21 2022**  
CITY OF CHICAGO  
ZONING BOARD OF APPEALS

TIMOTHY R. KNUDSEN  
ANN MACDONALD  
BRIAN SANCHEZ  
JOLENE SAUL  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

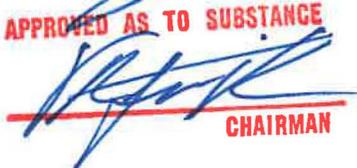
WHEREAS, a remote public hearing was held, in accordance with Section 7(e) of the Open Meetings Act, 5 ILCS 120/1 et seq., on this application by the Zoning Board of Appeals at its regular meeting held on February 18, 2022 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on February 3, 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 4.61' for a proposed non-accessory parking lot with twenty-four parking spaces; two special uses and two additional variations were also approved/granted for the subject property in Cal. Nos. 77-22-Z, 508-21-S, 509-21-S, and 511-21-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): provided the special use is issued solely to the applicant, Lawndale Educational and Regional Network and the development is consistent with the design and layout of the plans and drawings dated December 9, 2021, with site and landscape plans and details dated February 18, 2022, prepared by Moody-Nolan.

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 3/21, 2022

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

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

**APPLICANT:** Howard Orloff Imports, Inc. **CAL. NO.:** 520-21-Z  
**APPEARANCE FOR:** Nicholas Ftikas **MINUTES OF MEETING:**  
 February 18, 2022  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 1804 W. Armitage Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the interior tree count from five to three\* and waive the hose bib requirement.

**ACTION OF BOARD - VARIATION GRANTED**

**THE VOTE**

MAR 21 2022  
 CITY OF CHICAGO  
 ZONING BOARD OF APPEALS

TIMOTHY R. KNUDSEN  
 ANN MACDONALD  
 BRIAN SANCHEZ  
 JOLENE SAUL  
 SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
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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 February 18, 2022 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on February 3, 2022; and

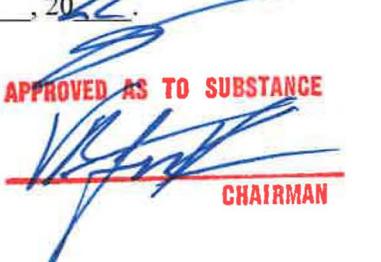
WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the interior tree count from five to three\* and waive the hose bib requirement; a special uses and an additional variation were also approved/granted for the subject property in Cal. Nos.437-21-S and 438-21-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): provided the development is consistent with the design and layout of the plans and drawings dated February 3, 2022, prepared by CD Group.

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I caused this to be placed in the USPS mail at 121 North LaSalle Street, Chicago, IL on 3/21, 2022.

\*Amended at hearing

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

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

**APPLICANT:** Guaranteed Investment Corp. Cal. No.521-21-S

**APPEARANCE FOR:** Caryn Shaw **MINUTES OF MEETING:**

**APPEARANCE AGAINST:** None February 18, 2022

**PREMISES AFFECTED:** 7401 S. State Street

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

**ACTION OF BOARD – Continued to May 20, 2022.**

**THE VOTE**

**MAR 21 2022**  
CITY OF CHICAGO  
ZONING BOARD OF APPEALS

TIMOTHY R. KNUDSEN  
ANN MACDONALD  
BRIAN SANCHEZ  
JOLENE SAUL  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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X		

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

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

**APPLICANT:** Grand Gas Mart, Inc.

Cal. No.10-22-S

**APPEARANCE FOR:** Nicholas Ftikas

**MINUTES OF MEETING:**  
February 18, 2022

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 4755 W. Grand Avenue

**NATURE OF REQUEST:** Application for a special use to establish a gas station and accessory retail convenience store.

**ACTION OF BOARD – Continued to April 22, 2022.**

**THE VOTE**

**MAR 21 2022**  
CITY OF CHICAGO  
ZONING BOARD OF APPEALS

TIMOTHY R. KNUDSEN  
ANN MACDONALD  
BRIAN SANCHEZ  
JOLENE SAUL  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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**APPROVED AS TO SUBSTANCE**  
  
**CHAIRMAN**

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

**APPLICANT:** Chicago Barbell Compound, LLC dba Chicago Barbell Compound Cal. No.22-22-S

**APPEARANCE FOR:** Bernard Citron

**MINUTES OF MEETING:**  
February 18, 2022

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 6325 N. Avondale Avenue, Suite 110

**NATURE OF REQUEST:** Application for a special use to establish a 7,000 square foot sports and recreation, participant space within an existing two-story building.

**ACTION OF BOARD – APPLICATION APPROVED**

**THE VOTE**

**MAR 21 2022**  
CITY OF CHICAGO  
ZONING BOARD OF APPEALS

TIMOTHY R. KNUDSEN  
ANN MACDONALD  
BRIAN SANCHEZ  
JOLENE SAUL  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
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**THE RESOLUTION:**

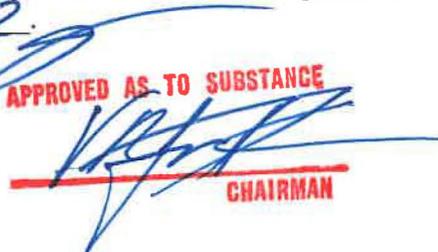
WHEREAS, a remote public hearing was held, in accordance with Section 7(e) of the Open Meetings Act, 5 ILCS 120/1 et seq., on this application by the Zoning Board of Appeals at its regular meeting held on February 18, 2022 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on February 3, 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 special use to establish a 7,000 square foot sports and recreation, participant space within an existing two-story building; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony 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, Chicago Barbell Compound, LLD dba Chicago Barbell Compound, and the development is consistent with the design and layout plans and drawings dated February 15, 2022.

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 3/21, 2022.

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

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

**APPLICANT:** Crossfit PR, LLC Cal. No.23-22-S  
**APPEARANCE FOR:** Bernard Citron **MINUTES OF MEETING:**  
February 18, 2022  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 6325 N. Avondale Avenue, Suite 122

**NATURE OF REQUEST:** Application for a special use to establish a 6,500 square foot sports and recreation participant space within an existing two-story building.

**ACTION OF BOARD – APPLICATION APPROVED**

**THE VOTE**

**MAR 21 2022**  
 CITY OF CHICAGO  
 ZONING BOARD OF APPEALS

TIMOTHY R. KNUDSEN  
 ANN MACDONALD  
 BRIAN SANCHEZ  
 JOLENE SAUL  
 SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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**THE RESOLUTION:**

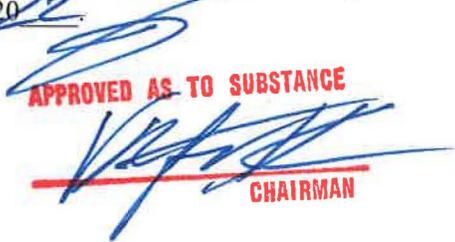
WHEREAS, a remote public hearing was held, in accordance with Section 7(e) of the Open Meetings Act, 5 ILCS 120/1 et seq., on this application by the Zoning Board of Appeals at its regular meeting held on February 18, 2022 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on February 3, 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 special use to establish a 6,500 square foot sports and recreation participant space within an existing two-story building; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony 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, Crossfit PR, LLC, and the development is consistent with the design and layout plans and drawings dated February 15, 2022.

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 3/21, 2022.

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

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

**APPLICANT:** The Glamourie Chicago, LLC Cal. No.36-22-S  
**APPEARANCE FOR:** Erik Peck **MINUTES OF MEETING:**  
**APPEARANCE AGAINST:** None February 18, 2022  
**PREMISES AFFECTED:** 4754 N. Milwaukee Avenue

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

**ACTION OF BOARD – APPLICATION APPROVED**

**THE VOTE**

MAR 21 2022  
 CITY OF CHICAGO  
 ZONING BOARD OF APPEALS

TIMOTHY R. KNUDSEN  
 ANN MACDONALD  
 BRIAN SANCHEZ  
 JOLENE SAUL  
 SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
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**THE RESOLUTION:**

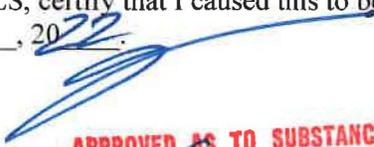
WHEREAS, a remote public hearing was held, in accordance with Section 7(e) of the Open Meetings Act, 5 ILCS 120/1 et seq., on this application by the Zoning Board of Appeals at its regular meeting held on February 18, 2022 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on February 3, 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 special use 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):

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 3/21, 2022.

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

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

**APPLICANT:** The Glamourie Chicago, LLC Cal. No.37-22-S  
**APPEARANCE FOR:** Erik Peck **MINUTES OF MEETING:**  
February 18, 2022  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 4754 N. Milwaukee Avenue

**NATURE OF REQUEST:** Application for a special use to establish a body art / microblading.

**ACTION OF BOARD – APPLICATION APPROVED**

**THE VOTE**

**MAR 21 2022**  
CITY OF CHICAGO  
ZONING BOARD OF APPEALS

TIMOTHY R. KNUDSEN  
ANN MACDONALD  
BRIAN SANCHEZ  
JOLENE SAUL  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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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 February 18, 2022 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on February 3, 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 special use to establish a body art / microblading; 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 3/21, 2022.

**APPROVED AS TO SUBSTANCE**


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**CHAIRMAN**