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

# ZONING BOARD OF APPEALS OF THE CITY OF CHICAGO

## Special Use **Public Hearing Packet**

*Everything submitted in this packet will be made available for public inspection.*

| Contents | | | |
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| p. 1-2 | Application Information | p.6-11 | Proposed Findings of Fact |
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| **Information about the Application** | | | | |
|---|---|---|---|---|
| Address of the Subject Property | 1 | **ADDRESS**<br>3782 W 79th Street | | |
| Ward, Zoning District, & Neighborhood | 2 | **WARD**<br>18 | **ZONING DISTRICT**<br>B3-1 | To find your zoning district, go to:<br>https://gisapps.chicago.gov/ZoningMapWeb/ |
| | | **NEIGHBORHOOD**<br>Ashburn | | |
| Name of person who submitted the application | 3 | **NAME**<br>Matthew Loar | | |
| The person who submitted the application is | 4 | ☐ Self-Represented ☑ Applicant's Zoning Attorney<br>☐ Applicant's Principal Representative (if a legal entity) | | |

| **Information about the Applicant** | | | |
|---|---|---|---|
| Full name of Applicant | 5 | **NAME**<br>AJ's Space and Associates LLC | |
| The Applicant is a(n) | 6 | **CHECK ONE** ☐ Individual *(if selected, skip to box #9)*<br>☑ Legal Entity | |
| Type of legal entity | 7 | ☑ LLC ☐ Corporation ☐ Trust ☐ Nonprofit<br>☐ Other_____ | |
| List the name(s) and title(s) of the Applicant's principal representative(s) present at the hearing. | 8 | **NAME(S)**<br>• Adriane Jackson<br>• Matthew Loar<br>•<br>• | **TITLE(S)**<br>• President<br>• Attorney<br>•<br>• |

| | | |
|---|---|---|
| BACP, Building Code, Health, Safety Violations | **9** | Has the owner/operator of the proposed special use received notice of any violations in terms of business operations, building code, licensing, health, or safety within the last 24 months? ☑ **Yes** ☐ **No**<br>**If yes, explain:**<br>The Applicant was cited on February 21st for operating the venue without the required business license, and for failing to display such license. Applicant has paid the fines for these violations, and has ceased operations until the license can be obtained, which has prompted the instant application for a Special Use. |

| **BACKGROUND OF THE SUBJECT PROPERTY** | | |
|---|---|---|
| Property Type | **10** | **CHECK ONE** ☐ Vacant land *(If selected, skip to box #12)*<br>☑ Improved land (i.e. has existing building/structures/paving) |
| Description of improvements (e.g. Property contains a single-story commercial building & parking lot) | **11** | The subject property contains a one-story retail building with two off-street parking spots in the rear. |
| Building Exterior | **12** | **As it relates to the exterior of the building, the applicant will be:**<br>☑ reusing an existing building with no exterior modification<br>☐ modifying the exterior of an existing building<br>☐ constructing a new building |
| Descriptive Statement | **13** | (Copy and paste the descriptive statement from the *Official Denial of Zoning Certification* here)<br>THE APPLICANT SEEKS A SPECIAL USE TO ESTABLISH AN INDOOR EVENT VENUE LOCATED IN A B3-1 COMMUNITY SHOPPING DISTRICT.<br><br>Request certification does not conform with section(s) 17-3-0104, 17-3-0207-BB(6) of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago. |

# INSTRUCTIONS

- **Project Narrative.** In your own words, explain to the ZBA why you are seeking a special use. This is an opportunity to provide an overview of your business/organization, your plans and goals, what you hope to accomplish, etc. Page 5.

- **Proposed Findings of Fact.** Review the Special Use Criteria on page 4, then on pages 6-11 provide your answers to how this application meets each of the 5 Special Use criteria. All answers must be (1) fact-based; (2) based solely on the Applicant's and any additional witness's personal knowledge; and (3) **non-conclusory** *(i.e. must be able to explain why a conclusion was reached)*. At the bottom of each answer, list the names of the people (your witnesses) who contributed to the answer and any exhibits you relied on. Witnesses must certify the truthfulness of any answer they contributed to and must be present the day of the hearing and able to testify if asked by the ZBA. Witness certifications are located in *Exhibit A on page 13*.

- **Signature and Certification.** Applicants must certify the truthfulness and accuracy of their application. Page 12.

- **Witness Certification.** Any witnesses who you plan to have testify at the public hearing, must also swear to the truthfulness and accuracy of their contributions to the application. The signature page is part of Exhibit A on page 13.

- **Photographs.** Required photographs shall be attached as part of Exhibit B. Further instructions are on page 14.

- **Plans and Additional Evidence.** All additional evidence, including site plans, landscape plan, architectural drawings, etc. shall be attached as Exhibit C1, C2, C3, etc. and fill out *Table of Exhibits – C* accordingly on page 16.

- **Expert Reports (optional).** As there are circumstances where an expert witness might be helpful to bolster a case, parties may hire expert witnesses to testify in support of their position. However, no party is required to hire an expert witness. Any testimony by expert witnesses must be accompanied by a written report and a copy of their CV. **As it relates to the Special Use Approval Criteria, Reports must explain why a conclusion was reached.** Attach expert witness reports as Exhibit D1, D2, D3, etc. and fill out *Table of Exhibits – D* accordingly on page 17. Expert witnesses include but are not limited to certified real estate appraisers and land use planners.

- *Please note that all these requirements do not and are not intended to provide legal advice. If you have questions regarding this application, please consult a zoning attorney. The Zoning Board of Appeals and its staff cannot provide legal advice.*

# OVERVIEW OF CRITERIA

**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

*Facts you might consider:* • Besides the requirement to apply for a special use, is there any other reason the proposed use would not comply with the Chicago Zoning Ordinance? If so, is it being addressed at the same hearing? (i.e. a variation application).
• How does the proposed use fit the bulk and density standards of the zoning district?

## (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

*Facts you might consider:*
**Public Convenience**: •What are the benefits to the public? •Do the benefits of granting the special use outweigh any adverse effects? • If there are adverse effects, would they be limited/restricted to a particular person/small group? •Will the community at least derive some benefit?
**General Welfare**: •Will the granting of the special use have a negative impact on health, safety, environment, property values of the community? •Would the special use contribute to or increase crime in the area? •Is there a proximity to sensitive land uses such as schools, youth centers, hospitals, senior housing, homeless shelters etc. which it would negatively impact?

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

*Facts you might consider:* •Will the applicant be reusing an existing building? • Is building height, number of floors similar to those in the area? •Does the proposed use visually fit in with the surrounding area? •Would the special use negatively impact the aesthetics or balance of the neighborhood?

## (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

*Facts you might consider:* •What are the hours of operation for your establishment? •How do your hours of operation compare to the hours of operation of neighboring establishments in the area? •How is the lighting in the area? •What are your plans, if any, for outdoor lighting? •How would you characterize the noise of the surrounding area? Is it high/medium/low traffic (vehicle and/or pedestrian)? • Do you anticipate noise being a problem? If so why, and what would you do to limit it? If not, why not? •Will this use generate primarily pedestrian or vehicle traffic? If the special use will generate vehicle traffic, would it be out of character, excessive, or hazardous for the area? If the special use would generate excessive vehicle traffic, what are the plans to mitigate traffic? •Is there parking or a need for parking? If so, are there any plans for parking?

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

*Facts you might consider:* •Would plans interfere with pedestrian right of way? •Would plans interfere with a bus stop? • Is there an issue with the landscaping or anything else that might create blind spots or block sight lines for pedestrians? •What pedestrian-focused accommodations do you plan on making? (e.g. bike racks, outdoor seating, plans for ice/snow/debris removal) • What pedestrian-focused design features will the project have? (e.g. sufficient sidewalk space, minimizing falling/tripping hazards such as damaged/cracked/uneven surfaces, building entrances oriented toward the street, sidewalk width accommodates those with disabilities such as wheelchair users). •If building parking lot or drive-through, what are you doing to promote safe pedestrian crossing and reduce conflict points between vehicles and pedestrians?

*Note: the "facts you might consider" under each criterion are provided to assist applicants and witnesses in providing comprehensive answers to the standards, but are by no means a required, exhaustive, or determinative list, and are not intended to be legal advice. If you are uncertain how to answer the criteria, please consult a zoning attorney.*

# PROJECT NARRATIVE

**In your own words, explain why you are seeking a special use:**

The goal of AJ's Space is to provide a safe, convenient gathering space for the residents of the Ashburn neighborhood. Ashburn suffers from a lack of available space for hosting events such as wedding receptions, birthday and anniversary parties, or corporate training events.

# PROPOSED FINDINGS OF FACT

**Instructions:** Explain to the ZBA why or how your proposed special use meets the 5 standards below. Applicants may add addenda if they run out of room but must begin writing their answers on this form. *Please note that failure to submit clear and comprehensive answers may result in a delay of your hearing and/or dismissal or denial of your case.*

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

***Select and complete one of the following which best fits your application:***

☑ The subject property is located in a B3-1 [insert zoning designation] zoning district. Since a(n) [insert proposed use] indoor event venue is a special use in this zoning district, the Applicant requires a special use. The proposed use complies with all other standards set forth in the Chicago Zoning Ordinance because it is only the requirement to request a special use from the Zoning Board of Appeals that prevents full compliance with all applicable standards of the Chicago Zoning Ordinance.

***OR***

☐ The proposed use complies with all applicable standards of the Chicago Zoning Ordinance because:

**List witnesses who contributed & exhibits relied on for a(1):**
Matthew Loar

**A (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.** *Explain why/how:*

**The proposed special use is in the interest of the public convenience because:**

As was described above in the project narrative, there is a great need for an indoor event space in the Ashburn community. The proposed indoor event venue will be a great benefit for those looking to host social events. The space consists primarily of a large open space, which will be configured with tables, chairs, and couches, depending on the need for a particular event. There are two single-occupant restrooms and one small mechanical room. There are two ingress/egress doors onto 79th Street and two in the back onto Myrick Street. While the placement of doors make it possible to divide the space into eastern and western halves, Applicant does not plan to use the venue for more than one concurrent event.

**The proposed special use will not have a significant adverse impact on the general welfare of the neighborhood or community because:**

The proposed use is a legal use in an B3-1 zoning district with special use permission. The proposed use will be an asset to the community by providing a safe indoor space for gatherings, particularly of young people. As will be further described below, since events will be taking place indoors, the proposed use will have minimal noise impact on the neighborhood. AJ's Space will have security staff on-site during all events, which will ensure that the event venue remains a safe and non-disruptive neighbor to residents and adjacent businesses.

**List witnesses who contributed & exhibits relied on for a(2):**

Adriane Jackson
Matthew Loar

**A (3). The special use is compatible with the character of the surrounding area in terms of site planning and building scale and project design.** *Explain why/how:*

The Applicant will be reusing an existing retail building and will not be making any modification to the exterior of the building. The building is one story tall and it is surrounded by buildings of a similar height or slightly taller. The property across the street from the subject property is a test track for a driving school and the buildings directly behind the subject property consist of 1-2 story houses. There is an auto shop to the west of the subject property and a car dealer to the east. The architecture of the neighborhood consists of various styles of brick buildings. The building on the subject property appears to fit in with the aesthetics and architectural balance of the neighborhood. The proposed use will comply with all building code requirements and is not a landmarked building.

**List witnesses who contributed & exhibits relied on for a(3):**

Adriane Jackson
Matthew Loar

**A (4). The 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.** *Explain why/how:*

Operating characteristics overview: The proposed use will have a number of people coming and going throughout the day. Applicant intends to offer the venue as a safe after-school space for young residents of the neighborhood. Most paid events will take place in the evening hours and on weekends.
Hours of Operation: The hours of operation for AJ's Space will vary by event, but it is expected that most events will be held in the evening hours. This is compatible with the operating hours of establishments in the surrounding area which have ranging hours of operation. For example, the hair braiding salon operates from 7 AM to 9 PM 7 days a week. The pet groomer operates until 6 PM five days a week. The taco restaurant is open 24/7.

Outdoor Lighting: The area is well lit and there are no plans to make any modifications to the existing lighting around the building. Because there will be no modification to the existing outdoor lighting on the subject property, the proposed event venue will remain compatible with the lighting of the surrounding area.

Noise and traffic generation: The subject property is located on 79th Street, which is a fairly busy road. 79th is a high traffic road for both vehicles and pedestrians. The majority of the noise in this corridor comes from vehicles passing through on 79th. While some vehicle traffic can be expected to be generated, it will largely occur at the beginning and end of events, and there is ample street parking nearby on Myrick St and Ridgeway Avenue, so the venue is not expected to have a significant impact on parking availability for residents. Therefore, the proposed venue will be compatible with the character of the surrounding area in terms of noise and traffic generation.

**List witnesses who contributed & exhibits relied on for a(4):**

Adriane Jackson
Matthew Loar

**A (5). The special use is designed to promote pedestrian safety and comfort.** *Explain why/how:*

The building entrance is oriented toward the sidewalk and is able to accommodate people of all abilities. The front of the subject property is level to the sidewalk. The Applicant will ensure that proposed use will not interfere with the pedestrian right of way. The Applicant will not place any signs, placards, install landscaping, or anything else that might block part of the sidewalk. Additionally, the Applicant will not be making any curb cuts. The area will be well lit so as to minimize falling or tripping hazards and the applicant will ensure that the sidewalk is promptly cleared of snow and ice in the winter months. The applicant will promptly address any damaged, cracked, and uneven surfaces on its own property and will report any sidewalk issues to 311.

The subject property's walk score is 62/100, the bike score is 48/100, and the transit score is 59/100. The Applicant encourages its patrons to use public transportation as the subject property is a Transit Served Location. It is approximately 200 feet west of the stop at 79th & Hamlin for CTA bus line 79, which operates 18+ hours a day, seven days a week. The subject property is also served by the Springfield Ave & 80th St Divvy Bike Share station.

**List witnesses who contributed & exhibits relied on for a(5):**

Adriane Jackson
Matthew Loar

## ADDITIONAL FINDINGS

☑ 1. This Special Use Application is for a General Special Use and requires no additional findings. If checked, proceed to the signature and certification on the page 12

☐ 2. This Special Use Application is for a non-general special use listed below (check all that apply):

- ☐ Special Use is located in a **Planned Manufacturing District (PMD)** under 17-13-0905-C.
- ☐ Special Use is a **Business Live/Work Unit** under 17-13-0905-E.
- ☐ Special Use is a **Freestanding Wireless Communication Facility** under 17-9-0118-D(2).
- ☑ Special Use is an **Indoor Event Venue** under 17-9-0130.1 & 17-13-0902-B(4).
- ☐ Special Use is a **Waste-Related Use** under 17-13-0905-B(1).
- ☐ Special Use is a **Sanitary Landfill** under 17-13-0905-B(1), (2), & (3).
- ☐ Special Use is a **Liquid Waste Handling Facility** under 17-13-0905-B(1) & (2).
- ☐ Special Use is a **Resource Recovery Facility** or **Incinerator** under 17-13-0905-B(1), (2), & (4).
- ☐ Special Use is a **Transfer Station** or **Reprocessable Construction/Demolition Material Facility** or **Hazardous Waste Treatment or Storage Facility** under 17-13-0902-B(2).

If any of the above are checked, complete and attach the *Findings of Fact Insert for Non-General Special Uses* (available on the ZBA website) behind this page.

- ☐ Special Use is a **Cannabis Business Establishment** under 17-13-0905-G.

If this special use is a cannabis business establishment, meaning an Adult Use Cannabis Dispensary, Medical Cannabis Dispensary, Cannabis Craft Grower, Cannabis Infuser, Cannabis Processor, Cannabis Cultivation Center, you must also complete the Cannabis Supplemental Packet.

## APPLICANT SIGNATURE AND CERTIFICATION

Under the penalty of perjury pursuant to Section 1-109 of the Illinois Code of Civil Procedure, I certify that all of the above statements in the proposed Findings of Fact and statements on any documents, photos and/or drawings submitted herewith are true, correct, and complete as of the date signed to the best of my knowledge and belief.

Print Name: Adriane Jackson

APPLICANT (or if Legal Entity, APPLICANT'S PRINCIPAL REPRESENTATIVE)

Signature: _____ Date: 3/25/2026

APPLICANT (or if Legal Entity, APPLICANT'S PRINCIPAL REPRESENTATIVE)

# EXHIBIT A

## WITNESS CERTIFICATIONS

Under the penalty of perjury pursuant to Section 1-109 of the Illinois Code of Civil Procedure, I certify that all of the above statements for which I contributed to in the proposed Findings of Fact and statements on any documents, photos and/or drawings I contributed to herewith are true, correct, and complete as of the date signed to the best of my knowledge and belief. I further certify that if asked by the ZBA to testify to or be cross-examined about my contributions for this application, I would be able to do so.

| | |
|---|---|
| Witness Name | Adriane Jackson |
| Title (if applicable) | Manager |
| Signature | |
| Date | |

| | |
|---|---|
| Witness Name | Matthew Loar |
| Title (if applicable) | Attorney |
| Signature | |
| Date | |

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|---|---|
| Witness Name | |
| Title (if applicable) | |
| Signature | |
| Date | |

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| Witness Name | |
| Title (if applicable) | |
| Signature | |
| Date | |

# EXHIBIT B

## PHOTOGRAPHS

**Instructions:** As part of the proposed findings of fact, you must include photographs of the subject property and surrounding area. **As a reminder, the ZBA does not conduct site visits or do independent research. All the ZBA is able to consider is the information you submit into the record (i.e. testimony, evidence, photographs, maps, plans, etc. that you provide in your application and proposed findings). Failure to provide a clear and comprehensive application may result in a delay of your hearing and/or a dismissal or denial of your case.**

Photo Specifications:

- The photos attached must show the property and neighborhood in its current condition.
- Every photograph must be labeled with an exhibit number, a description of the photo, and the date it was taken *(e.g. B1. View of the front of the subject property, 121 N. LaSalle, facing N. LaSalle St. – 6/08/2023)*
- Screenshots from Google Street View and other online photographs may not be submitted for the required photographs with a ground level view. However, for the overhead view (B11)*, Google Maps and other satellite imagery will be accepted.
- Exhibits B1-B11 are required, though applicants may provide additional photos.

Tips:

- Photos including neighboring properties should be taken from a location on public property (i.e. don't trespass).
- Panoramic photos may be helpful for showing the character of the neighborhood/surrounding area.
- If trying to make the case that there are other similarly situated properties in the area, it would be helpful to include photos of them and label them on a map in relation to your property.

**Table of Exhibits – B**

| Exhibit Number | Description of the Exhibit. |
|---|---|
| B1 | View of the front the property |
| B2 | View of the front of the property also showing the neighboring property to the right |
| B3 | View of the front of the property also showing the neighboring property to the left |
| B4 | Across the way - standing at the front of the property, take a photo of what you see across the street from you *(standing with your back to the front of the property)*. |
| B5 | Side views of the property (if applicable). |
| B6 | View of the rear of the property. |
| B7 | View of the rear of the property also showing the neighboring property to the right. |
| B8 | View of the rear of the property also showing the neighboring property to the left. |

| | |
|---|---|
| B9 | Rear across the way - view of the area that the rear of the property faces *(standing near the edge of your property with your back to the rear of your property, take a photo of the property directly across from you)*. |
| B10 | Any photos that help demonstrate the character of the neighborhood. |
| B11 | Overhead view* of the property and surrounding area (may use online photo/satellite map for this one). The property must be labeled and include the date accessed if using satellite imagery. |
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[ATTACH THE PHOTOGRAPH EXHIBITS BEHIND THIS PAGE]




B1. View of the front of the subject property, 3782 W 79th St, facing north. March 25, 2026.




B2. View of the front of the subject property also showing the property to the right, 3782 W 79th St, facing northeast. March 25, 2026.



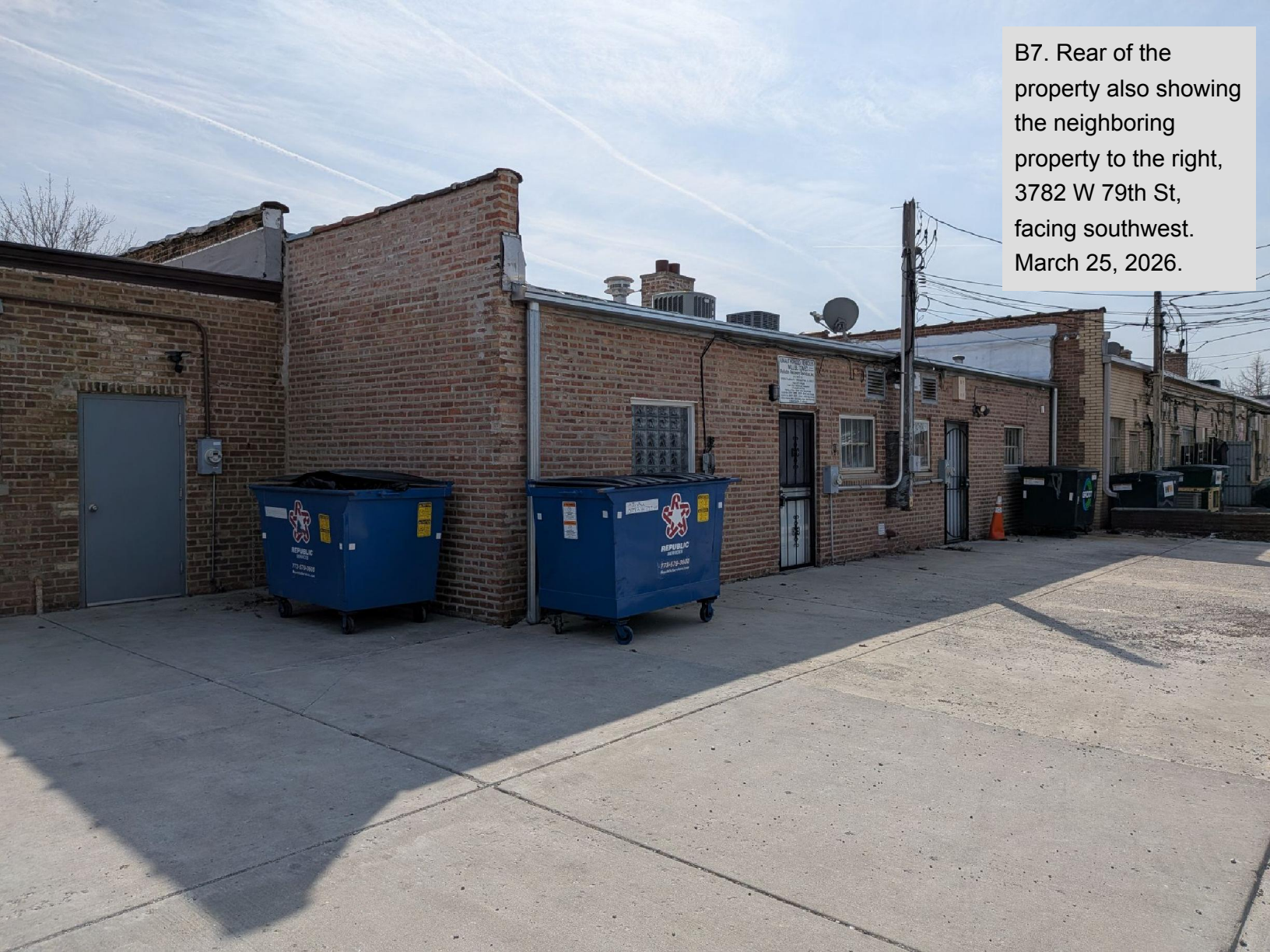

B3. View of the front of the subject property also showing the property to the left, 3782 W 79th St, facing northwest. March 25, 2026.



B4. Across the way, 3782 W 79th St, facing south. March 25, 2026.




B6. Rear of the property, 3782 W 79th St, facing south. March 25, 2026.




B7. Rear of the property also showing the neighboring property to the right, 3782 W 79th St, facing southwest. March 25, 2026.




B8. Rear of the property also showing the neighboring property to the left, 3782 W 79th St, facing southeast. March 25, 2026.



B9. Rear across the way, 3782 W 79th St, facing north. March 25, 2026.



B11. Overhead view from Google Earth, taken June 8, 2024, retrieved May 6, 2026.

# EXHIBIT C
## PLANS AND ADDITIONAL EVIDENCE

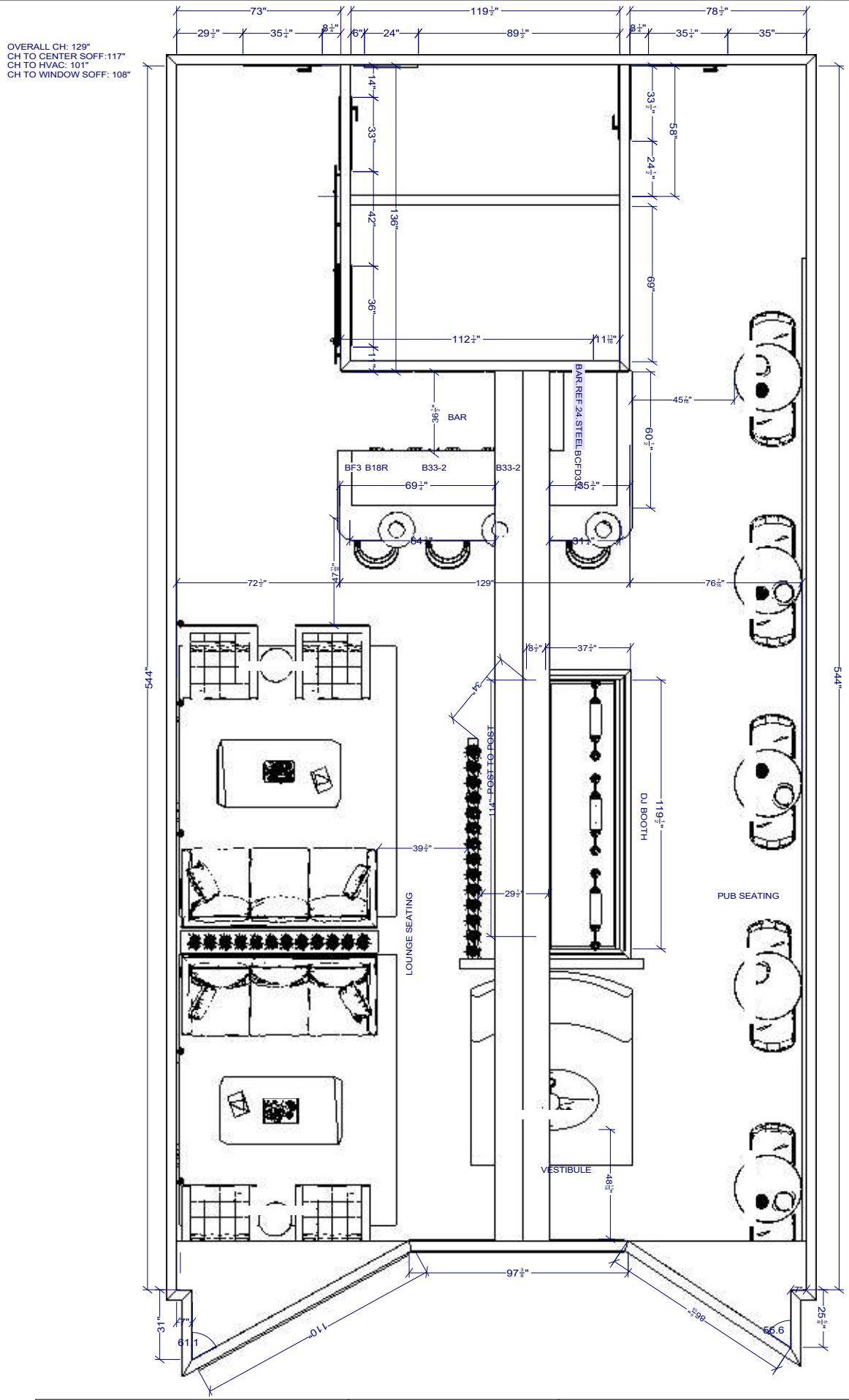
**Checklist:**
- ☑ Most recent Site Plan
- ☐ Most recent Landscape Plan,
- ☐ Building Elevations (provide heights and list materials used)
- ☑ Floor Plans
- ☑ Plat of Survey
- ☑ Legal description of the premises.

**Table of Exhibits – C**

*Exhibits should be labeled C1, C2, C3…etc.*

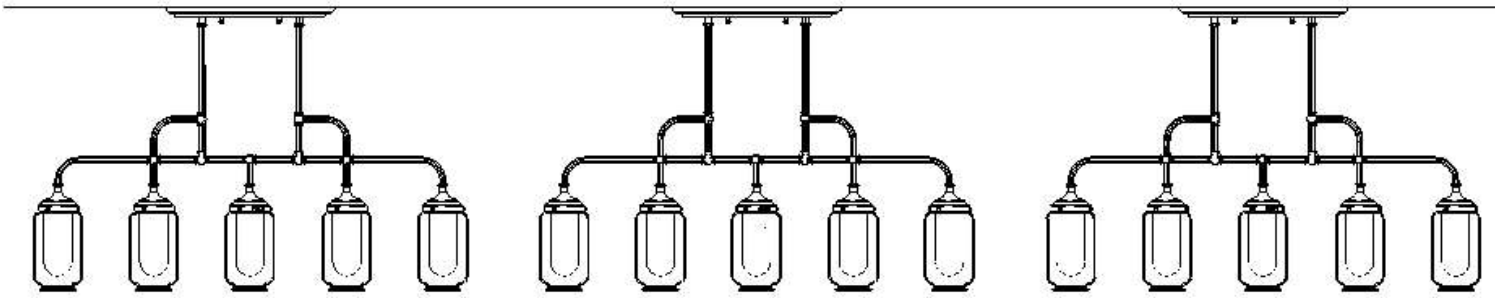
| Exhibit Number | Description of the Exhibit. |
|---|---|
| C1 | Architectural drawings and floor plans |
| C2 | Plat of Survey and Legal Description by Exacta Land Surveyors |
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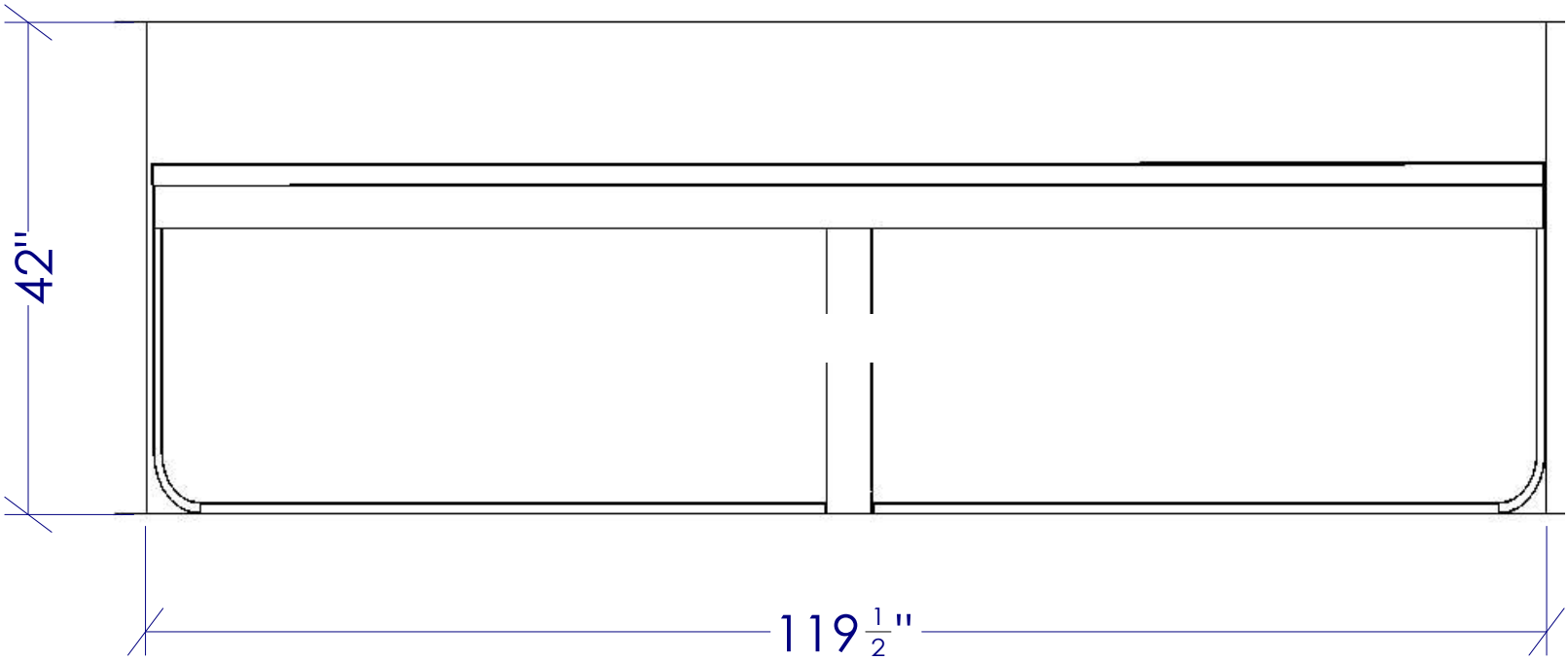
[ATTACH ALL ADDITIONAL EXHIBITS (EXCEPT OPTIONAL EXPERT REPORTS) SUCH AS SITE PLANS AND ARCHITECTURAL DRAWINGS BEHIND THIS PAGE]




| | | | |
|---|---|---|---|
| All dimensions _size designations given are subject to verification on job site and adjustment to fit job conditions. | Drawings Initiated By:<br>K. ANTOINETTE DESIGN<br>kantoinette.net | This is an original design and must not be released or copied unless applicable fee has been paid or job order placed. | Designed: 5/1/2026<br>Printed: 5/5/2026 |

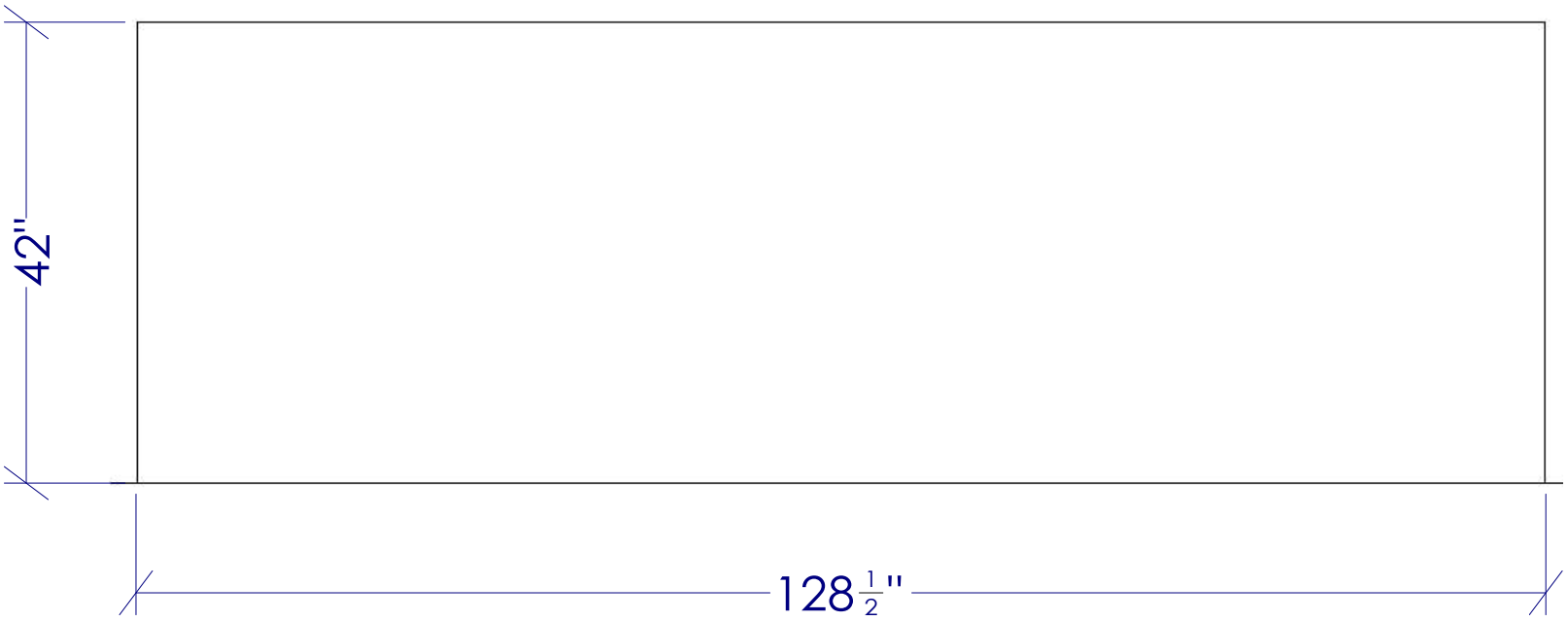
| | | | |
|---|---|---|---|
| AJ's Space-Schematic Drawing Set | All | Drawing #: 1 | No Scale. |





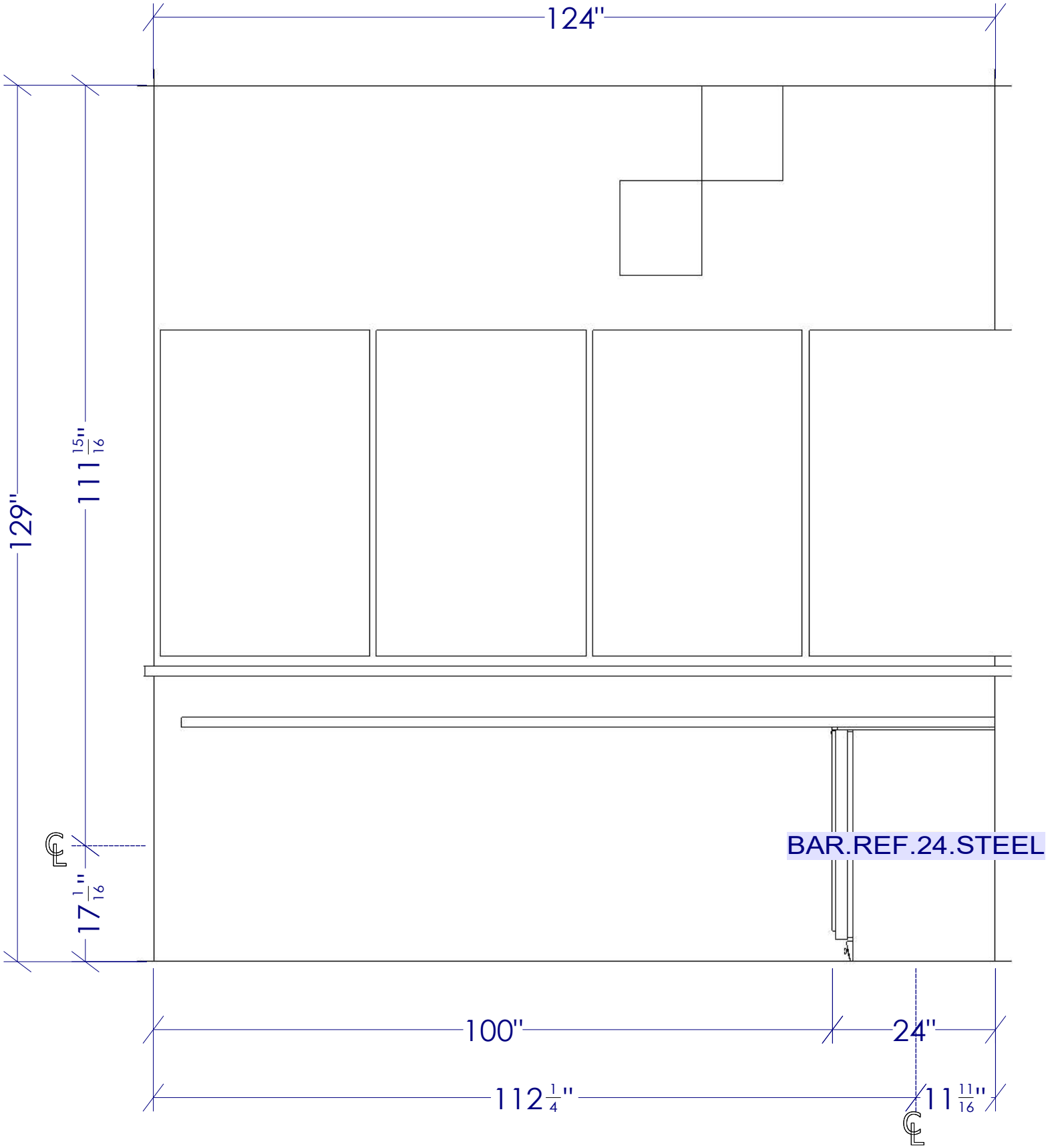

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|---|---|---|---|
| All dimensions _size designations given are subject to verification on job site and adjustment to fit job conditions. | Drawings Initiated By:<br>K. ANTOINETTE DESIGN<br>kantoinette.net | This is an original design and must not be released or copied unless applicable fee has been paid or job order placed. | Designed: 5/1/2026<br>Printed: 5/5/2026 |

| | | | |
|---|---|---|---|
| AJ's Space-Schematic Drawing Set | El 1\1 | Drawing #: 1 | No Scale. |



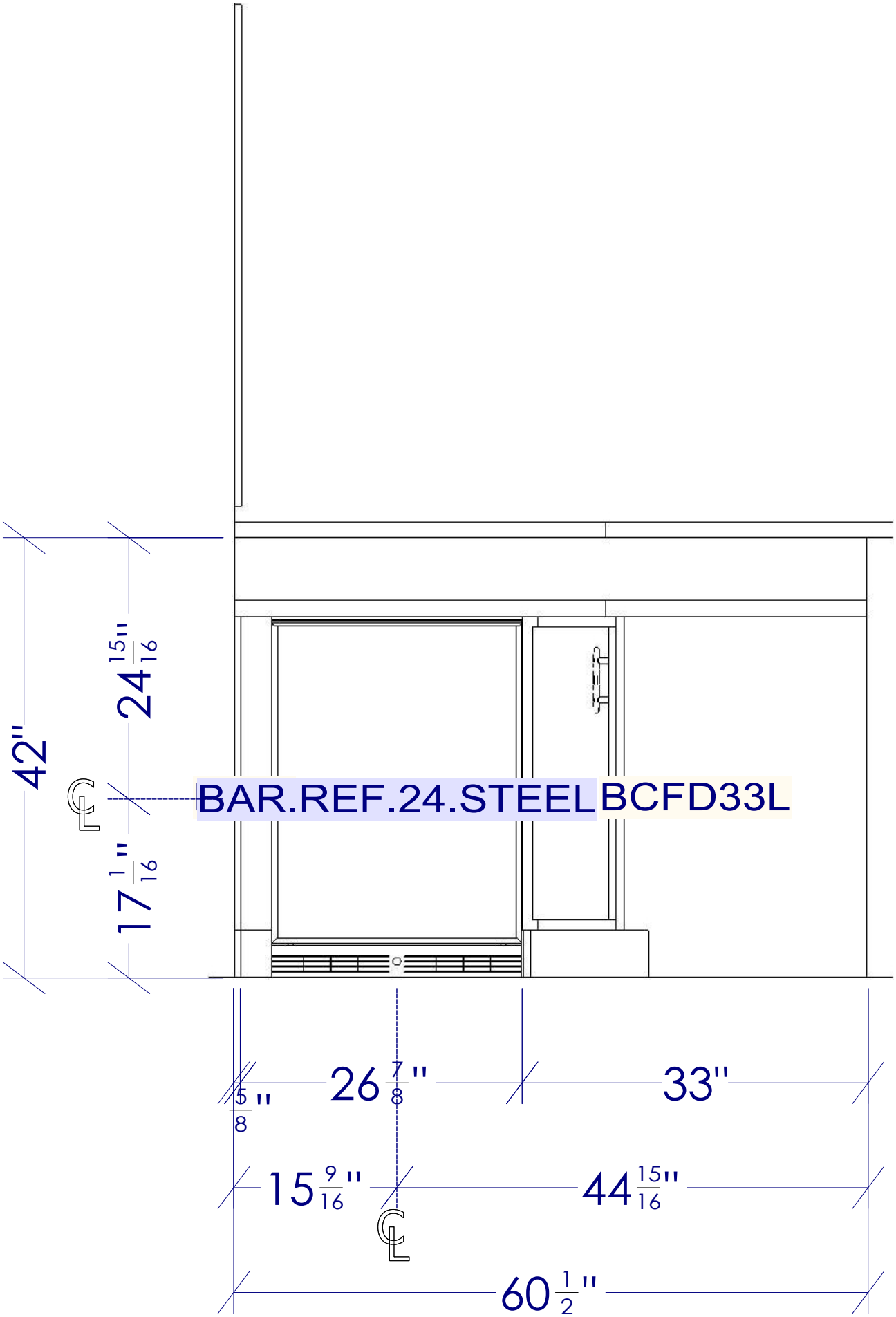

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|---|---|---|---|
| All dimensions _size designations given are subject to verification on job site and adjustment to fit job conditions. | Drawings Initiated By:<br>K. ANTOINETTE DESIGN<br>kantoinette.net | This is an original design and must not be released or copied unless applicable fee has been paid or job order placed. | Designed: 5/1/2026<br>Printed: 5/5/2026 |

| | | | |
|---|---|---|---|
| AJ's Space-Schematic Drawing Set | El 1\2 | Drawing #: 1 | No Scale. |



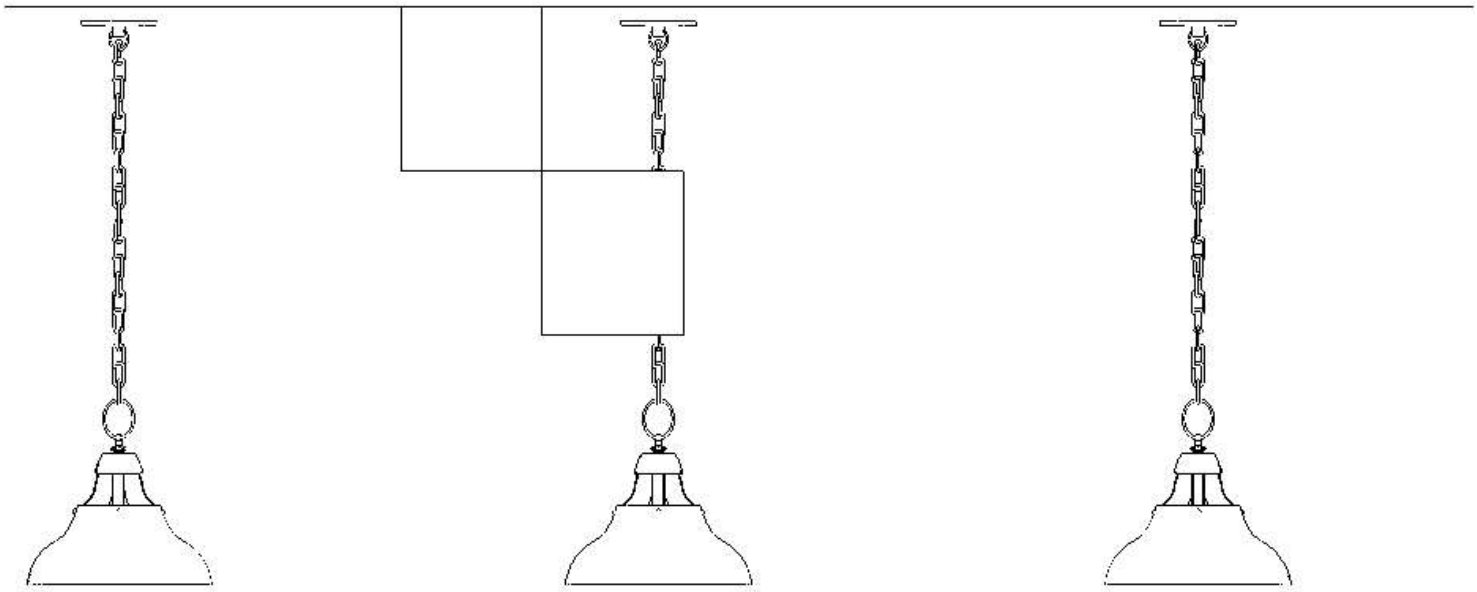

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|---|---|---|---|
| All dimensions _size designations given are subject to verification on job site and adjustment to fit job conditions. | Drawings Initiated By:<br>K. ANTOINETTE DESIGN<br>kantoinette.net | This is an original design and must not be released or copied unless applicable fee has been paid or job order placed. | Designed: 5/1/2026<br>Printed: 5/5/2026 |

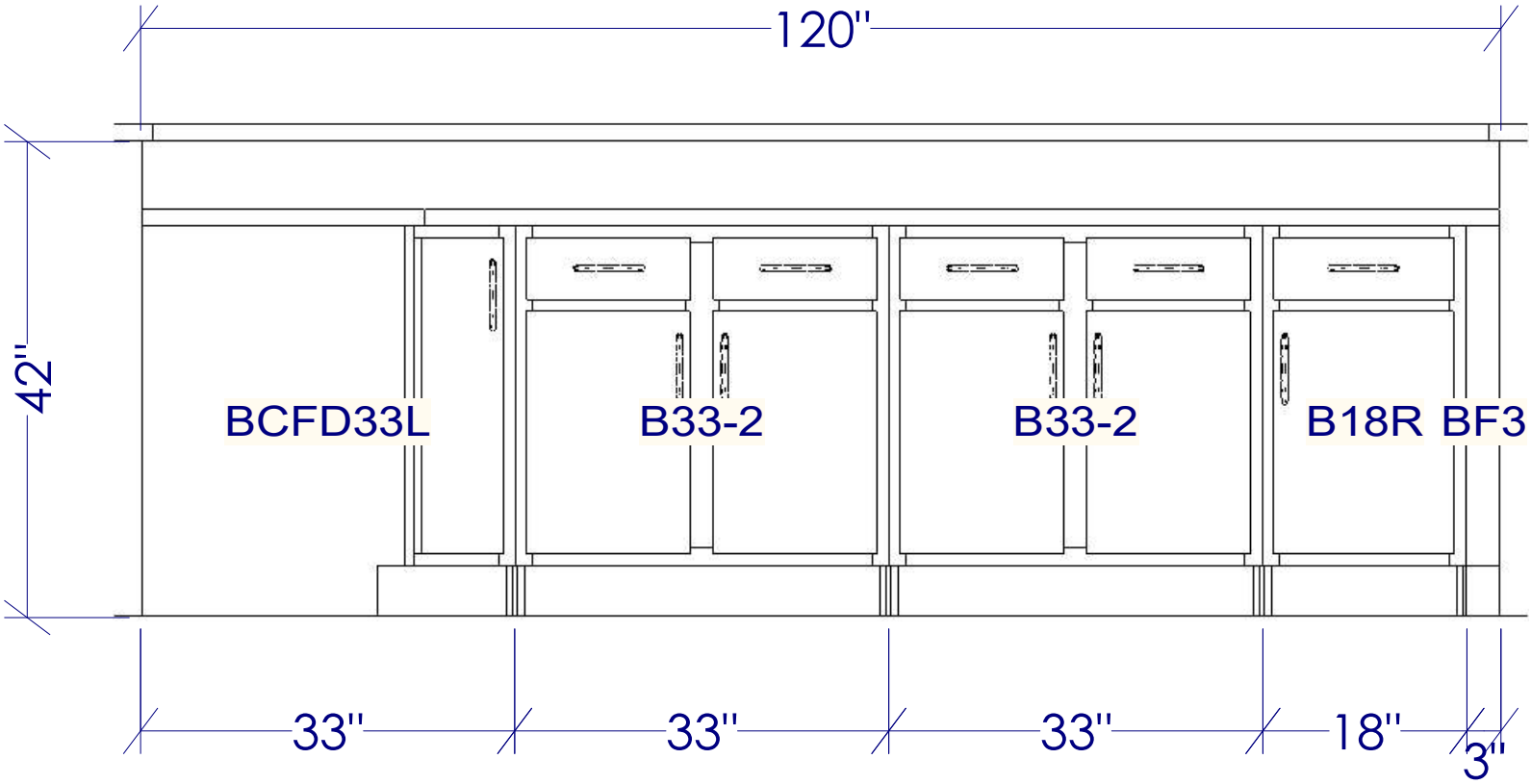
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|---|---|---|---|
| AJ's Space-Schematic Drawing Set | El 1\3 | Drawing #: 1 | No Scale. |




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| All dimensions _size designations given are subject to verification on job site and adjustment to fit job conditions. | Drawings Initiated By: K. ANTOINETTE DESIGN kantoinette.net | This is an original design and must not be released or copied unless applicable fee has been paid or job order placed. | Designed: 5/1/2026 Printed: 5/5/2026 |

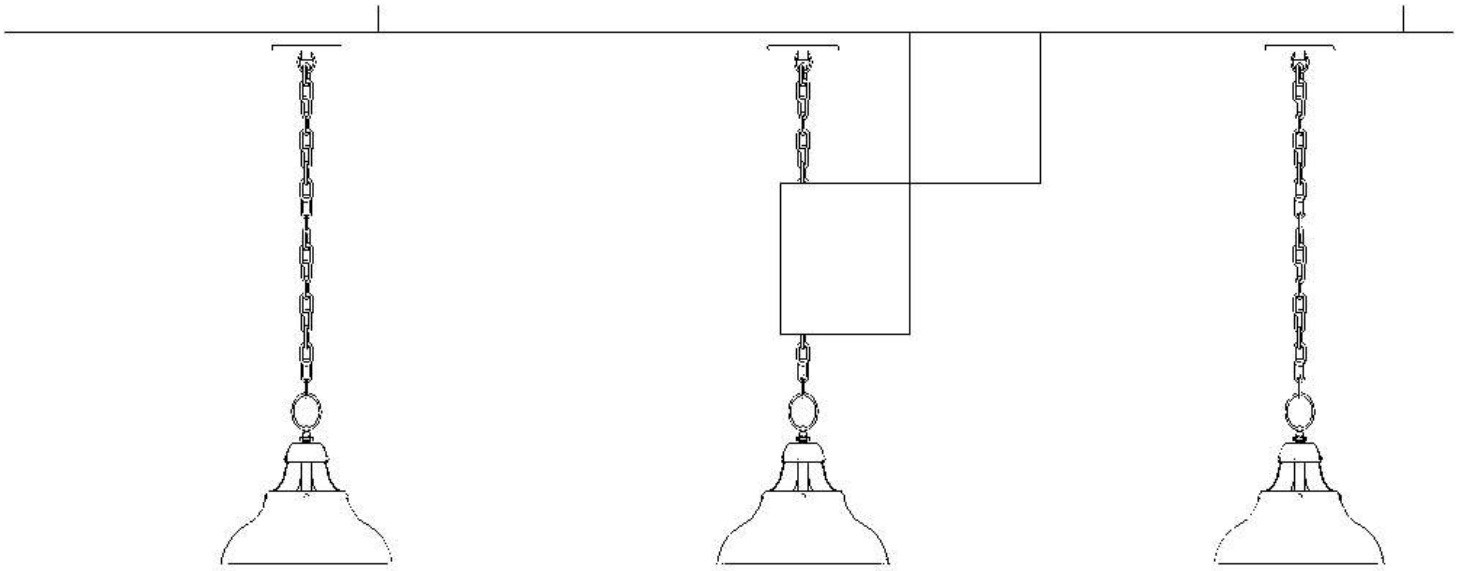
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| AJ's Space-Schematic Drawing Set | El 1\4 | Drawing #: 1 | No Scale. |

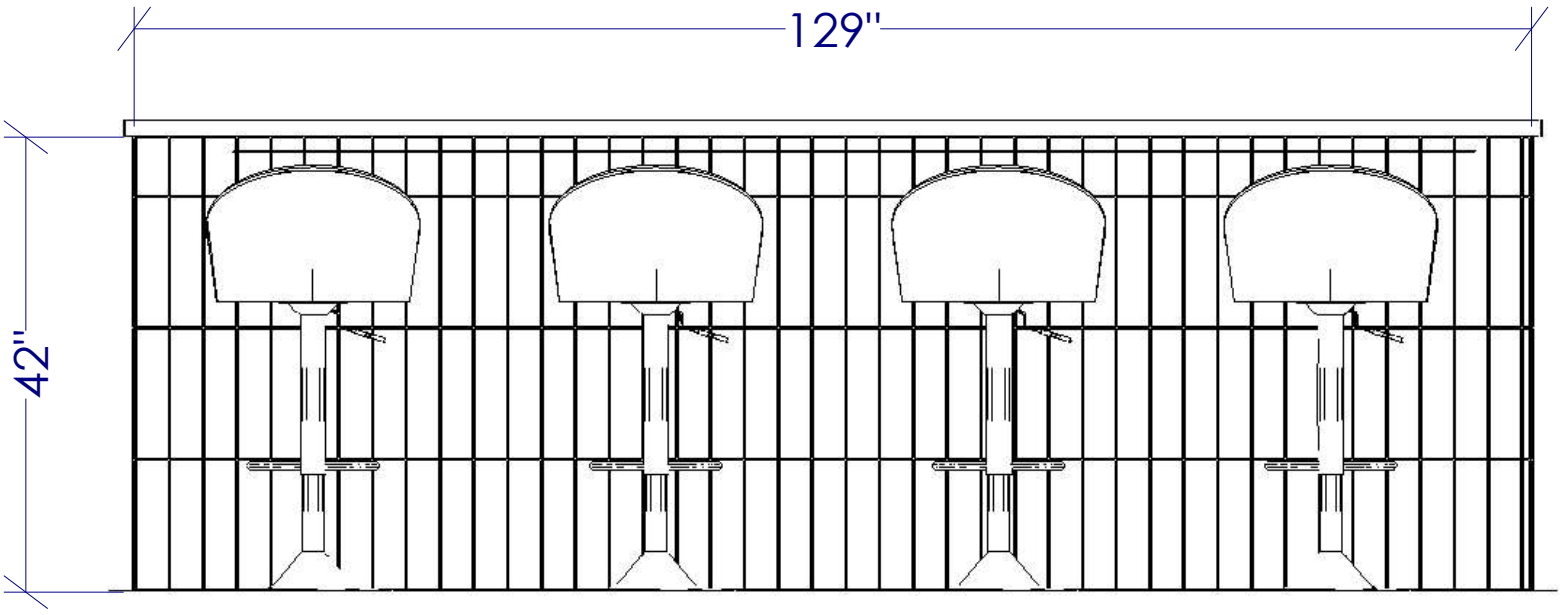





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| All dimensions _size designations given are subject to verification on job site and adjustment to fit job conditions. | Drawings Initiated By: K. ANTOINETTE DESIGN kantoinette.net | This is an original design and must not be released or copied unless applicable fee has been paid or job order placed. | Designed: 5/1/2026 Printed: 5/5/2026 |

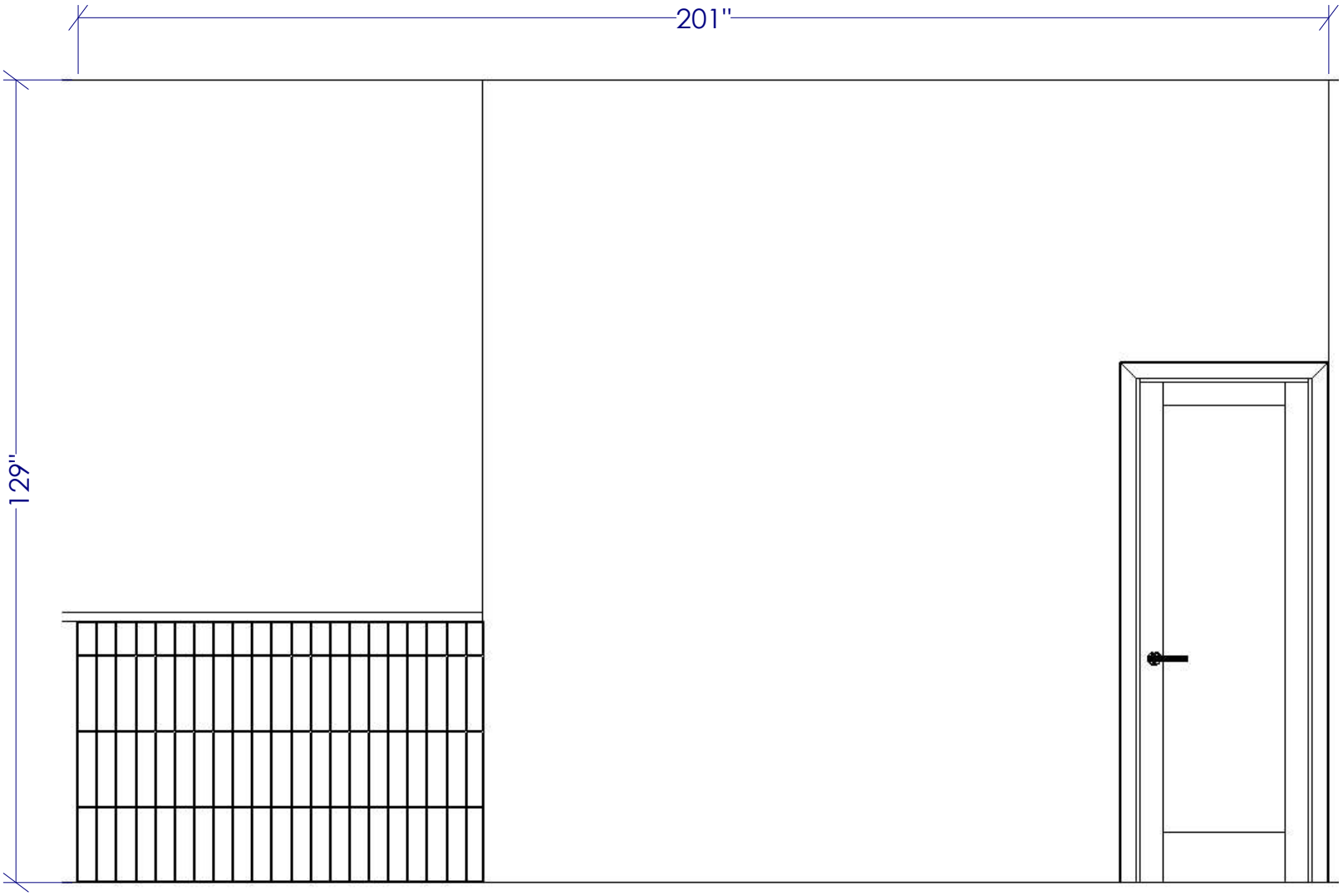
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|---|---|---|---|
| AJ's Space-Schematic Drawing Set | El 1\5 | Drawing #: 1 | No Scale. |





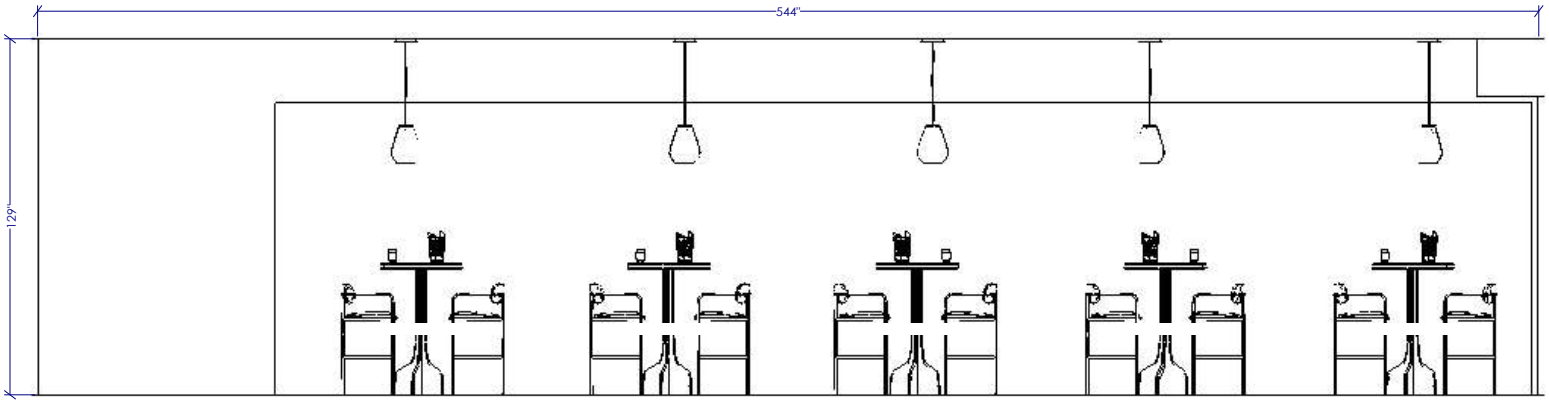

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| All dimensions _size designations given are subject to verification on job site and adjustment to fit job conditions. | Drawings Initiated By:<br>K. ANTOINETTE DESIGN<br>kantoinette.net | This is an original design and must not be released or copied unless applicable fee has been paid or job order placed. | Designed: 5/1/2026<br>Printed: 5/5/2026 |

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| AJ's Space-Schematic Drawing Set | El 1\6 | Drawing #: 1 | No Scale. |



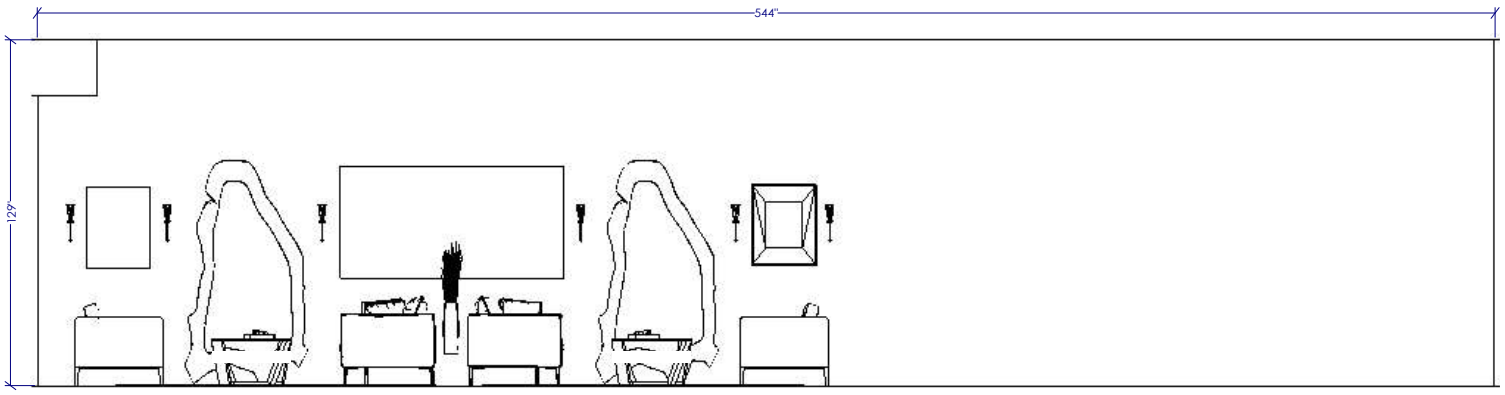

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| All dimensions _size designations given are subject to verification on job site and adjustment to fit job conditions. | Drawings Initiated By:<br>K. ANTOINETTE DESIGN<br>kantoinette.net | This is an original design and must not be released or copied unless applicable fee has been paid or job order placed. | Designed: 5/1/2026<br>Printed: 5/5/2026 |

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| AJ's Space-Schematic Drawing Set | El 1\7 | Drawing #: 1 | No Scale. |



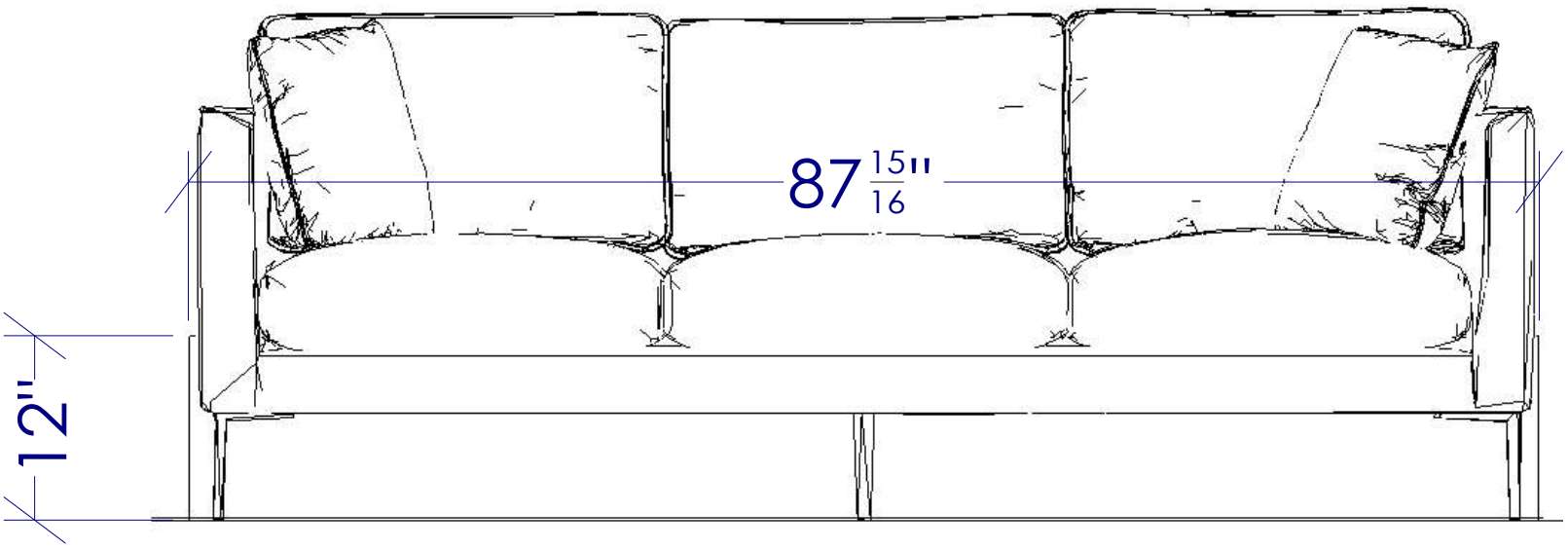

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| All dimensions _size designations given are subject to verification on job site and adjustment to fit job conditions. | Drawings Initiated By:<br>K. ANTOINETTE DESIGN<br>kantoinette.net | This is an original design and must not be released or copied unless applicable fee has been paid or job order placed. | Designed: 5/1/2026<br>Printed: 5/5/2026 |

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|---|---|---|---|
| AJ's Space-Schematic Drawing Set | El 1\8 | Drawing #: 1 | No Scale. |




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| All dimensions _size designations given are subject to verification on job site and adjustment to fit job conditions. | Drawings Initiated By:<br>K. ANTOINETTE DESIGN<br>kantoinette.net | This is an original design and must not be released or copied unless applicable fee has been paid or job order placed. | Designed: 5/1/2026<br>Printed: 5/5/2026 |

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|---|---|---|---|
| AJ's Space-Schematic Drawing Set | El 1\9 | Drawing #: 1 | No Scale. |



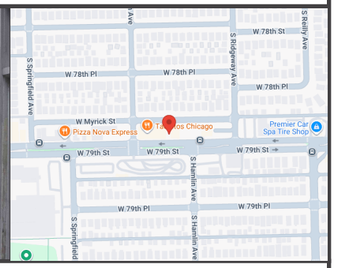

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| All dimensions _size designations given are subject to verification on job site and adjustment to fit job conditions. | Drawings Initiated By:<br>K. ANTOINETTE DESIGN<br>kantoinette.net | This is an original design and must not be released or copied unless applicable fee has been paid or job order placed. | Designed: 5/1/2026<br>Printed: 5/5/2026 |

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|---|---|---|---|
| AJ's Space-Schematic Drawing Set | El 1\10 | Drawing #: 1 | No Scale. |

EXACTA
Land Surveyors, LLC

www.exactaland.com | office: 773.305.4011






**PROPERTY ADDRESS:**
3782 W 79TH STREET, CHICAGO, ILLINOIS 60652

**SURVEY NUMBER:** 2604.5441

**DATE SIGNED:** 04/28/26 | **FIELD WORK DATE:** 4/27/2026

**REVISION DATE(S):**
(REV.0 4/28/2026)

**POINTS OF INTEREST**
NONE VISIBLE

STATE OF ILLINOIS
COUNTY OF GRUNDY SS

THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. GIVEN UNDER MY HAND AND SEAL THIS DATE HEREON.

Kenneth Kennedy

KENNETH A. KENNEDY
035-003403
PROFESSIONAL
LAND SURVEYOR
MORRIS, IL
STATE OF ILLINOIS

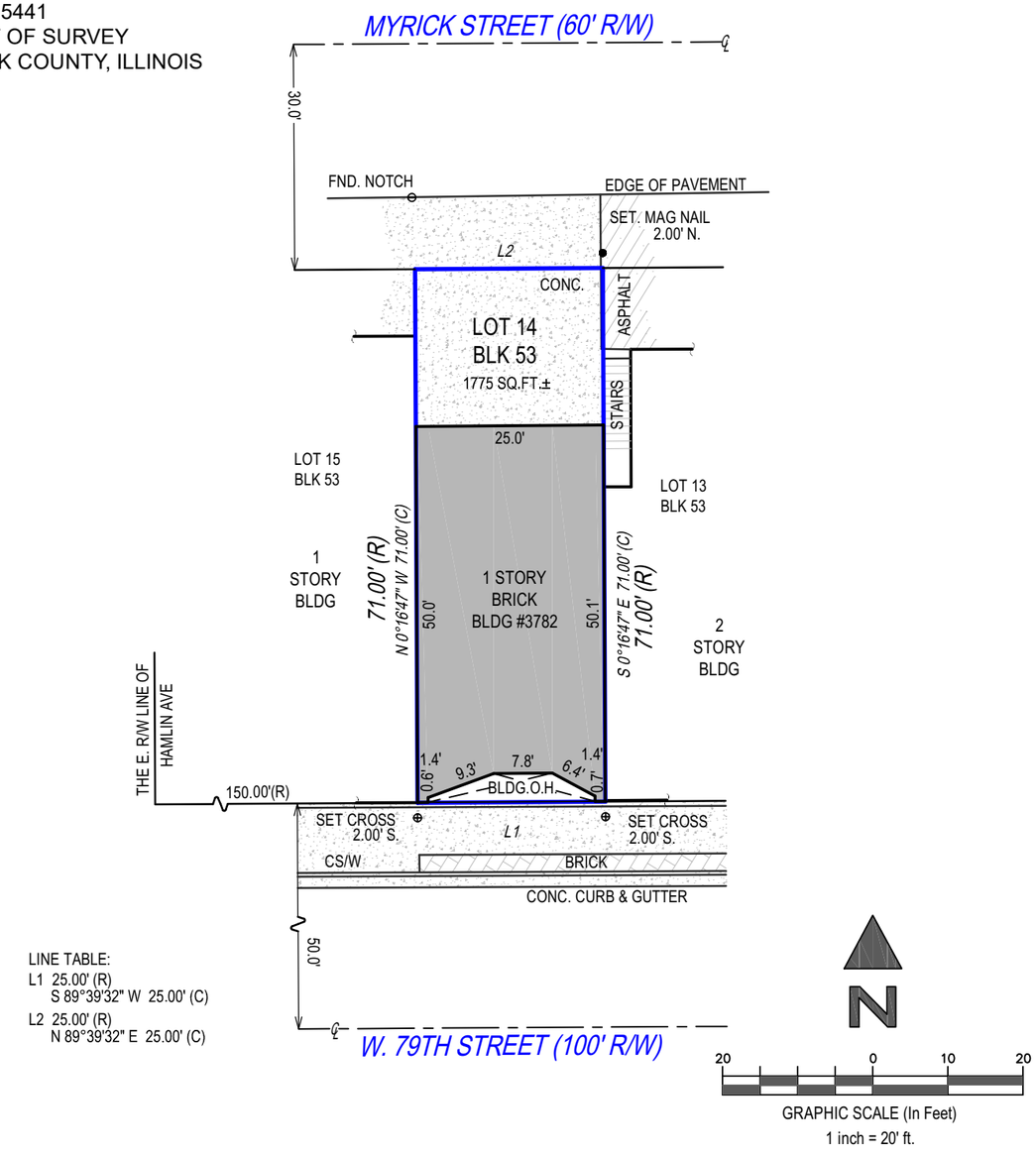
ILLINOIS PROFESSIONAL LAND SURVEYOR No.3403
LICENSE EXPIRES 11/30/2026
EXACTA LAND SURVEYORS, LLC
PROFESSIONAL DESIGN FIRM 184008059-0008

EXACTA
Land Surveyors, LLC

Exacta Land Surveyors, LLC
PDF # 184008059
o: 773.305.4011
316 East Jackson Street | Morris, IL 60450

SurveySTARS

2604.5441
PLAT OF SURVEY
COOK COUNTY, ILLINOIS




LINE TABLE:
L1 25.00' (R)
S 89°39'32" W 25.00' (C)
L2 25.00' (R)
N 89°39'32" E 25.00' (C)

**SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION**

**PROPERTY ADDRESS:**
3782 W 79TH STREET, CHICAGO, ILLINOIS 60652

**SURVEY NUMBER:** 2604.5441

**CERTIFIED TO:**
MATT LOAR;

**DATE OF SURVEY:** 04/28/26

**BUYER:** MATT LOAR

**LENDER:**

**TITLE COMPANY:**

**COMMITMENT DATE:** | **CLIENT FILE NO:**

**LEGAL DESCRIPTION:**
LOT 14 IN BLOCK 53 IN PRICES SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**FLOOD ZONE INFORMATION:**

**GENERAL SURVEYORS NOTES:**

1. The Legal Description used to perform this survey was supplied by others. This survey does not determine nor imply ownership of the lands or any fences shown hereon. Unless the Title Commitment Number and Date is referenced on this survey, an examination of the abstract of title was NOT performed by the signing surveyor to determine which instruments, if any, are affecting this property.
2. The purpose of this survey is to establish the boundary of the lands described by the legal description provided and to depict the visible improvements thereon for a pending financial transaction. Underground footings, utilities, or other service lines, including roof eave overhangs were not located as part of this survey. Unless specifically stated otherwise the purpose and intent of this survey is not for any construction activities or future planning.
3. If there is a septic tank or drain field shown on this survey, the location depicted hereon was either shown to the surveyor by a third party or it was estimated by visual above ground inspection. No excavation was performed to determine its location.
4. This survey is exclusively for a pending financial transaction and only to be used by the parties to whom it is certified.
5. Alterations to this survey map and report by other than the signing surveyor are prohibited.
6. Dimensions are in feet and decimals thereof.
7. Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain said data was performed at www.fema.gov and may not reflect the most recent information.
8. Unless otherwise noted "SIR" indicates a set iron rebar, 5/8 inch in diameter and twenty-four inches long.
9. The symbols reflected in the legend and on this survey may have been enlarged or reduced for clarity. The symbols have been plotted at the approximate center of the field location and may not represent the actual shape or size of the feature.
10. Points of Interest (POI's) are select above-ground improvements, which may appear in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. These POI's may not represent all items of interest to the viewer. There may be additional POI's which are not shown or called-out as POI's, or which are otherwise unknown to the surveyor.
11. Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
12. The information contained on this survey has been performed exclusively by and is the sole responsibility of Exacta Land Surveyors, LLC. Additional logos or references to third party firms are for informational purposes only.
13. Due to varying construction standards, building dimensions are approximate and are not intended to be used for new construction or planning.
14. Surveyor bearings are used for angular reference and are used to show angular relationships of lines only and are not related or orientated to true or magnetic north. Bearings are shown as surveyor bearings, and when shown as matching those on the subdivision plats on which this survey is based, they are to be deemed no more accurate as the determination of a north orientation made on and for those original subdivision plats. North 00 degrees East is assumed and upon preparation of this plat, the resulting bearing between found points as shown on this survey is the basis of said surveyor bearings as defined and required to be noted by Illinois Administrative Code Title 68, Chapter VII, Sub-Chapter B, Part 1270, Section 1270.56, Paragraph B, Sub-Paragraph 6, Item k.
15. THIS SURVEY IS A PROFESSIONAL SERVICE IN COMPLIANCE WITH THE MINIMUM STANDARDS OF THE STATE OF ILLINOIS. NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. PLEASE REFER ALSO TO YOUR DEED, TITLE POLICY AND LOCAL ORDINANCES. THIS DOCUMENT MAY ONLY BE USED BY THE PARTIES TO WHICH IT IS CERTIFIED.

**SURVEYORS LEGEND:**

| LINETYPES |
|---|
| Boundary Line |
| Center Line |
| Chain Link or Wire Fence |
| Easement |
| Edge of Water |
| Iron Fence |
| Overhead Lines |
| Structure |
| Survey Tie Line |
| Vinyl Fence |
| Wall or Party Wall |
| Wood Fence |

| SURFACE TYPES |
|---|
| Asphalt |
| Brick or Tile |
| Concrete |
| Covered Area |
| Water |
| Wood |

| SYMBOLS |
|---|
| Benchmark |
| Center Line |
| Central Angle or Delta |
| Common Ownership |
| Control Point |
| Catch Basin |
| Elevation |
| Fire Hydrant |
| Find or Set Monument |
| Guywire or Anchor |
| Manhole |
| Tree |
| Utility or Light Pole |
| Well |

**ABBREVIATIONS**

**(C) -** Calculated
**(D) -** Deed
**(F) -** Field
**(M) -** Measured
**(P) -** Plat
**(R) -** Record
**(S) -** Survey
**A/C -** Air Conditioning
**AE -** Access Easement
**ANE -** Anchor Easement
**ASBL -** Accessory Setback Line
**B/W -** Bay/Box Window
**BC -** Block Corner
**BFP -** Backflow Preventer
**BLDG -** Building
**BLK -** Block
**BM -** Benchmark
**BR -** Bearing Reference
**BRL -** Building Restriction Line
**BSMT -** Basement
**C -** Curve
**C/L -** Center Line
**C/P -** Covered Porch
**C/S -** Concrete Slab
**CATV -** Cable TV Riser
**CB -** Concrete Block
**CH -** Chord Bearing
**CHIM -** Chimney
**CLF -** Chain Link Fence
**CME -** Canal Maintenance Easement
**CO -** Clean Out
**CONC -** Concrete
**COR -** Corner
**CS/W -** Concrete Sidewalk
**CUE -** Control Utility Easement
**CVG -** Concrete Valley Gutter
**D/W -** Driveway
**DE -** Drainage Easement
**DF -** Drain Field
**DH -** Drill Hole
**DUE -** Drainage & Utility Easement
**ELEV -** Elevation
**EM -** Electric Meter
**ENCL -** Enclosure
**ENT -** Entrance
**EOP -** Edge of Pavement
**EOW -** Edge of Water
**ESMT -** Easement
**EUB -** Electric Utility Box
**F/DH -** Found Drill Hole
**FCM -** Found Concrete Monument
**FF -** Finished Floor
**FIP -** Found Iron Pipe
**FIPC -** Found Iron Pipe & Cap
**FIR -** Found Iron Rod
**FIRC -** Found Iron Rod & Cap
**FN -** Found Nail
**FN&D -** Found Nail & Disc
**FRRSPK -** Found Rail Road Spike
**GAR -** Garage
**GM -** Gas Meter
**ID -** Identification
**IE/EE -** Ingress/Egress Easement
**ILL -** Illegible
**INST -** Instrument
**INT -** Intersection
**IRRE -** Irrigation Easement
**L -** Length
**LAE -** Limited Access Easement
**LB# -** License No. (Business)
**LBE -** Limited Buffer Easement
**LE -** Landscape Easement
**LME -** Lake/Landscape Maintenance Easement
**LS# -** License No. (Surveyor)
**MB -** Map Book
**ME -** Maintenance Easement
**MES -** Mitered End Section
**MF -** Metal Fence
**MH -** Manhole
**MHWL -** Mean High Water Line
**NR -** Non-Radial
**NTS -** Not to Scale
**NAVD88 -** North American Vertical Datum 1988
**NGVD29 -** National Geodetic Vertical Datum 1929
**OG -** On Ground
**ORB -** Official Records Book
**ORV -** Official Record Volume
**O/A -** Overall
**O/S -** Offset
**OFF -** Outside Subject Property
**OH -** Overhang
**OHL -** Overhead Utility Lines
**OHWL -** Ordinary High Water Line
**ON -** Inside Subject Property
**P/E -** Pool Equipment
**PB -** Plat Book
**PC -** Point of Curvature
**PCC -** Point of Compound Curvature
**PCP -** Permanent Control Point
**PI -** Point of Intersection
**PLS -** Professional Land Surveyor
**PLT -** Planter
**POB -** Point of Beginning
**POC -** Point of Commencement
**PRC -** Point of Reverse Curvature
**PRM -** Permanent Reference Monument
**PSM -** Professional Surveyor & Mapper
**PT -** Point of Tangency
**PUE -** Public Utility Easement
**R -** Radius or Radial
**R/W -** Right of Way
**RES -** Residential
**RGE -** Range
**ROE -** Roof Overhang Easement
**RP -** Radius Point
**S/W -** Sidewalk
**SBL -** Setback Line
**SCL -** Survey Closure Line
**SCR -** Screen
**SEC -** Section
**SEP -** Septic Tank
**SEW -** Sewer
**SIRC -** Set Iron Rod & Cap
**SMWE -** Storm Water Management Easement
**SN&D -** Set Nail and Disc
**SQFT -** Square Feet
**STL -** Survey Tie Line
**STY -** Story
**SV -** Sewer Valve
**SWE -** Sidewalk Easement
**TBM -** Temporary Bench Mark
**TEL -** Telephone Facilities
**TOB -** Top of Bank
**TUE -** Technological Utility Easement
**TWP -** Township
**TX -** Transformer
**TYP -** Typical
**UE -** Utility Easement
**UG -** Underground
**UP -** Utility Pole
**UR -** Utility Riser
**VF -** Vinyl Fence
**W/C -** Witness Corner
**W/F -** Water Filter
**WF -** Wood Fence
**WM -** Water Meter/Valve Box
**WV -** Water valve

**JOB SPECIFIC SURVEYOR NOTES:**

EXACTA Land Surveyors, LLC
Exacta Land Surveyors, LLC
PDF # 184008059
o: 773.305.4011
316 East Jackson Street | Morris, IL 60450

SEE PAGE 1 OF 2 FOR MAP OF PROPERTY

# EXHIBIT D

## OPTIONAL EXPERT REPORTS

Note: Pursuant to Rule 4.7 of the ZBA Rules of Procedure, as there are circumstances where an expert witness might be helpful to bolster a case, parties may hire expert witnesses to testify in support of their position. However, no party is required to hire an expert witness.

| Each expert report must be accompanied by that expert's C.V. |
|---|

**Table of Exhibits – D**

*Exhibits should be labeled D1, D2, D3... etc.*

| Exhibit Number | Description of the Exhibit. |
|---|---|
| | |
| | |
| | |
| | |

**Certification**

Under the penalty of perjury pursuant to Section 1-109 of the Illinois Code of Civil Procedure, I certify that all of the statements in my report are true, correct, and complete as of the date signed to the best of my knowledge and belief. I further certify that if asked by the ZBA to testify to or be cross-examined about my contributions for this application, I would be able to do so.

| | |
|---|---|
| Witness Name | |
| Title (if applicable) | |
| Signature | |
| Date | |

| | |
|---|---|
| Witness Name | |
| Title (if applicable) | |
| Signature | |
| Date | |

| | |
|---|---|
| Witness Name | |
| Title (if applicable) | |
| Signature | |
| Date | |

| | |
|---|---|
| Witness Name | |
| Title (if applicable) | |
| Signature | |
| Date | |

[ATTACH OPTIONAL EXPERT REPORTS BEHIND THIS PAGE]