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			
p. 1-2	Application Information	p.6-11	Proposed Findings of Fact
p.2	Property Background	p.12	Signature & Certification
p.3	Instructions	p. 13	Witness Certifications
p.4	Overview of Special Use Criteria	p.14-15	Photographs
p.5	Project Narrative	p.16-17	Plans & Reports

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

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

Document Ref: QZDE9-6YLGT-VYEBQ-XGMNK

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** **If yes, explain:** 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)* ☑ 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:** ☑ reusing an existing building with no exterior modification ☐ modifying the exterior of an existing building ☐ constructing a new building
Descriptive Statement	**13**	(Copy and paste the descriptive statement from the *Official Denial of Zoning Certification* here) THE APPLICANT SEEKS A SPECIAL USE TO ESTABLISH AN INDOOR EVENT VENUE LOCATED IN A B3-1 COMMUNITY SHOPPING DISTRICT. 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.*

Document Ref: QZDE9-6YLGT-VYEBQ-XGMNK

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

Document Ref: QZDE9-6YLGT-VYEBQ-XGMNK

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

Document Ref: QZDE9-6YLGT-VYEBQ-XGMNK

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

Document Ref: QZDE9-6YLGT-VYEBQ-XGMNK

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)

Document Ref: QZDE9-6YLGT-VYEBQ-XGMNK

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	Adriane Jackson
Date	May 11, 2026

Witness Name	Matthew Loar
Title (if applicable)	Attorney
Signature	Matt Loar
Date	May 7, 2026

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	

Witness Name	
Title (if applicable)	
Signature	
Date	

Witness Name	
Title (if applicable)	
Signature	
Date	

Document Ref: QZDE9-6YLGT-VYEBQ-XGMNK

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.
B12	Additional parking along South Hamlin Avenue
B13	Interior showing east wall
B14	Interior showing west wall
B15	Interior facing southeast
B16	Interior facing southwest

[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.



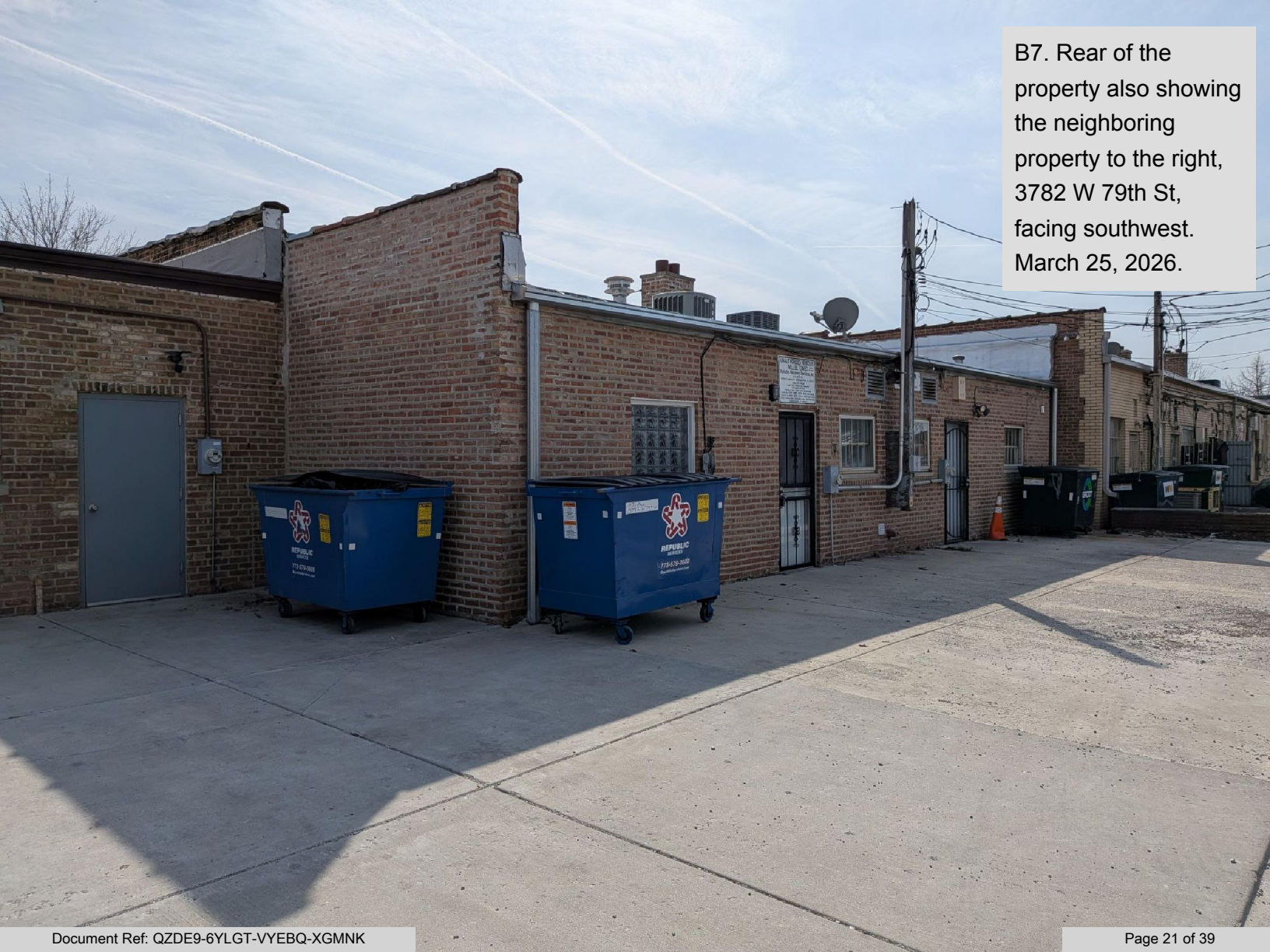
B3. View of the front of the subject property also showing the property to the left, 3782 W 79th St, facing northwest. March 25, 2026.



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.



B12. Angle parking spaces west of subject property off South Hamlin Avenue, north of West 79th Street. July 27, 2026.


B13. Interior of venue, East wall. October 22, 2026.


B14. Interior of venue, West wall. October 22, 2026.



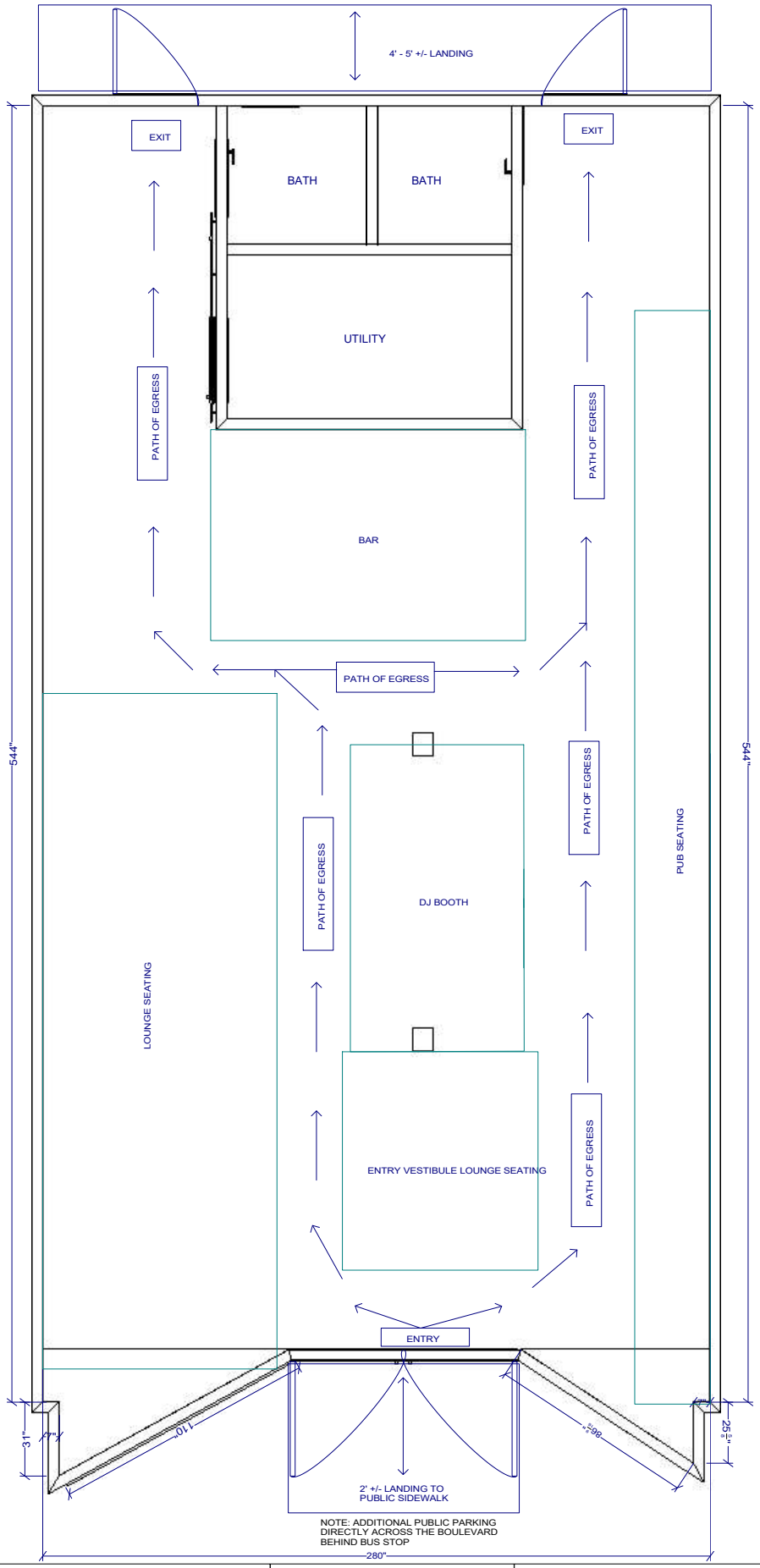
B15. Interior of venue, facing Southeast. October 22, 2026.



B16. Interior of venue, facing Southwest. October 22, 2026.

PRIVATE PARKING LOT: 6-8 VEHICLE CAPACITY
LOCATED AT REAR OF BUILDING DIRECTLY OFF
EXIT LANDING AREA AT APPROXMATE DISTANCE OF
4' - 5' +/- FROM BUILDING EXIT DOORS.

C1



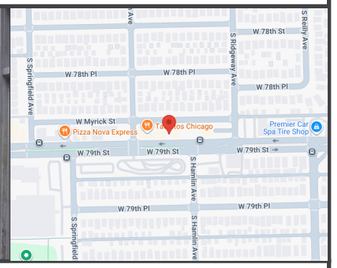
All dimensions _size designations given are subject to verification on job site and adjustment to fit job conditions.	Drawings Initiated By: K. ANTOINETTE DESIGN kantoinette.net	This is an original design and must not be released or copied unless applicable fee has been paid or job order placed.	Designed: 10/12/2026 Printed: 10/12/2026

AJ's Space-Traffic Flow Plan	All	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

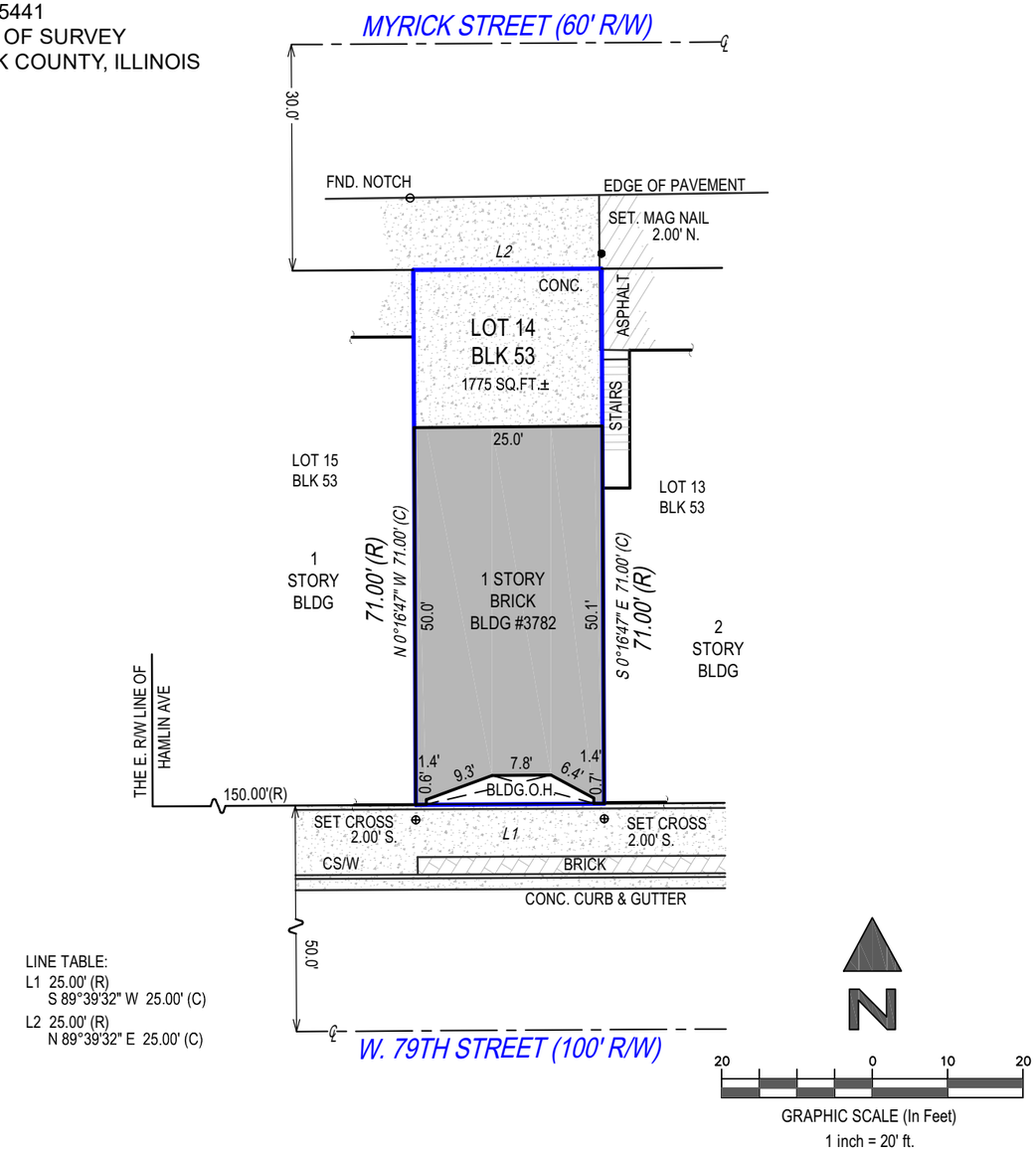
ILLINOIS PROFESSIONAL LAND SURVEYOR No.3403
LICENSE EXPIRES 11/30/2026
EXACTA LAND SURVEYORS, LLC
PROFESSIONAL DESIGN FIRM 184008059-0008

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
PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES

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
PAGE 2 OF 2 - NOT VALID WITHOUT ALL PAGES

C3

ZBA Special Use Mitigation and Operations Package

Proposed Indoor Event Space Address: 3782 West 79th Street, Chicago, IL 60652
Zoning Action: Special Use – Zoning Board of Appeals (ZBA)
Maximum Occupancy: fewer than 40 persons
Hours of Operation: 12:00 PM – 12:00 AM
Alcohol Service: No alcohol served, sold, or provided by management at this time;
Consumption on Premises - Incidental Activity license may be sought in future

TRAFFIC MANAGEMENT, PLAN OF OPERATION, PARKING & SECURITY PLAN

Traffic Study / Traffic Management Plan

Purpose

This Traffic Management Plan identifies existing traffic and parking conditions surrounding the proposed event venue and establishes measures to minimize potential impacts on traffic circulation, parking availability, pedestrian safety, and neighboring properties. The proposed use will operate as a private event venue with occupancy limited to fewer than 40 persons. Events will be temporary and intermittent, with no overlapping or concurrent events.

Existing Conditions

- West 79th Street is an east–west arterial roadway.
- Adjacent streets are primarily residential with on-street parking.
- CTA bus service is available along West 79th Street.
- West Myrick Street provides access to the rear of the property and will be used for event-related loading and unloading.

Anticipated Traffic Impacts

Traffic generated by the proposed use will be event-based and temporary. Guest arrivals and departures are expected primarily within approximately 60–90 minutes before and after an

event. The venue is intended for private gatherings, celebrations, and community-oriented events. This type of use is expected to encourage organized guest arrivals and departures and limit unnecessary vehicle circulation and extended late-night activity. There will be no overlapping events, and occupancy will remain limited to fewer than 40 persons. Management will monitor guest arrivals and departures to minimize congestion, double parking, vehicle idling, and unnecessary activity along West 79th Street and the surrounding neighborhood.

Loading and Unloading

All event-related loading and unloading will occur through the rear entrance to minimize traffic impacts along West 79th Street. The area behind the venue will be used for loading and unloading and limited guest parking. Vendors, caterers, decorators, renters, and service providers will be instructed to use this designated loading area for event-related deliveries and removal of materials. No prolonged loading or unloading will occur along West 79th Street. The use of the rear entrance along West Myrick Street is specifically intended to reduce potential traffic impacts.

Traffic Mitigation Measures

- Occupancy limited to fewer than 40 persons.
- No overlapping or concurrent events.
- Events will operate only during approved hours.
- Guest arrivals and departures will be managed to minimize congestion.
- Event-related loading and unloading will utilize the rear entrance.
- Vendors and renters will receive loading and unloading instructions.
- Vehicles may not block West 79th Street, West Myrick Street, sidewalks, or neighboring driveways.
- Staff will monitor traffic and vehicle activity associated with events and will maintain clear pedestrian access and prevent event-related vehicles from obstructing sidewalks, alley access, driveways, or neighboring properties.
- Guests will be instructed not to congregate in the roadway, alley, or adjacent residential areas. Staff will monitor guest departures to minimize vehicle idling, congestion, and unnecessary activity and noise.

Plan of Operation – Neighborhood & Community Welfare Operational Controls

- The proposed use will operate as a reservation-only private event venue for family gatherings, celebrations, and community-oriented events.
- Occupancy will remain limited to fewer than 40 persons.
- No walk-in access will be permitted.
- No overlapping or concurrent events will occur.
- Events will be conducted indoors.
- No outdoor entertainment or outdoor amplified music will be permitted.
- No outdoor queuing, loitering, or congregation will be permitted.
- Guests will be encouraged to arrive and depart in an orderly manner.
- Event-related deliveries will use the designated rear loading area.
- Guests, vendors, and renters will be instructed not to block West 79th Street, sidewalks, the alley, or neighboring driveways.
- Events will conclude no later than the approved 12:00 AM closing time.

Noise & Nuisance Mitigation

- Because the property abuts a residential use to the north, specific measures will be implemented to minimize potential noise and nuisance impacts.
- Doors and windows will remain closed during events except for normal guest entry/exit or emergencies.
- No outdoor amplified music or entertainment will be permitted.
- Music and amplified sound will be maintained at reasonable interior levels to minimize sound transmission beyond the property line.
- Speakers will be positioned toward the interior of the venue and away from the northern residential property to the extent reasonably practicable.
- Doors will not be propped open during events.
- Staff will monitor interior and exterior conditions and respond to excessive noise or nuisance activity.
- Guests will be instructed to avoid excessive noise when entering or leaving the venue.

- Guests will not be permitted to congregate or create unnecessary noise on West 79th Street, West Myrick Street, or in adjacent residential areas.
- Management will document and respond to community complaints and take reasonable corrective action when necessary.

Community Impact Mitigation Management

AJ's Space will operate the venue in a manner intended to remain compatible with the surrounding residential neighborhood. The limited occupancy, indoor operation, controlled event scheduling, off-street loading, and noise mitigation measures are intended to reduce potential impacts on surrounding properties. Management will respond promptly to community concerns, reinforce venue rules with renters and vendors, and operate in compliance with applicable City of Chicago requirements and any conditions imposed by the Zoning Board of Appeals.

Parking Management / Off-Street Parking Parking Operations

Guests will be encouraged to utilize legally available parking options, rideshare services, carpooling, and public transportation, including available CTA service. Because the proposed use is a reservation-only event venue with occupancy limited to fewer than 40 persons, events will be temporary rather than continuous or all-day uses. Management will coordinate event-related loading and unloading through the rear entrance to minimize vehicle activity and prevent delivery vehicles from unnecessarily obstructing West 79th Street. In addition to four off-street spaces behind the venue, there is ample street parking on South Hamlin Avenue and along W 79th Street.

Parking & Traffic Management

- Vendors and service providers will receive loading instructions.
- Vehicles may not block neighboring driveways, sidewalks, West 79th Street, or West Myrick Street.
- Guests will be encouraged to carpool, use rideshare services, and utilize public transportation.
- Staff will monitor guest arrival and departure activity.
- No overlapping events will occur.
- Occupancy will remain limited to fewer than 40 persons.
- The operator will comply with applicable off-street parking requirements and any parking-related conditions imposed as part of the Special Use approval.

Security Plan & Emergency Procedures



SECURITY & LIFE-SAFETY PLAN

AJ’S Space And Associates LLC
Private Event Venue
3782 W. 79th St, Chicago, IL 60652

PLAN TYPE	Private Event Venue Security & Life-Safety Operating Plan
EFFECTIVE	August 31, 2026
EMERGENCY	**CALL 911** — 3782 W. 79th St, Chicago, IL 60652

Compliance statement: This plan is intended to support compliance with applicable City of Chicago requirements. It does not itself constitute a City license, permit, occupancy approval, fire inspection approval, zoning approval, or event-specific CFD/CPD authorization. The venue's current approved occupancy card, license conditions, permits, inspections, and official instructions control.

1. PURPOSE

This Security and Life-Safety Plan establishes minimum operating procedures for private events at AJ'S Space And Associates LLC, 3782 W. 79th St, Chicago, IL 60652.

The plan is designed around applicable City of Chicago fire-prevention, means-of-egress, occupancy, public-assembly, and event-security requirements. It is an operational plan and does not replace a City license, approved occupancy card, permit, inspection approval, zoning condition, or event-specific CFD/CPD direction.

2. MANAGEMENT & CHAIN OF COMMAND

The Owner/Operator or designated Event Manager is responsible for implementation. A Security Lead shall be identified before each event and shall coordinate security personnel, admission control, emergency response, incident reporting, and event close-out.

Security personnel shall follow lawful instructions from CFD, CPD, EMS, and other emergency responders. When an emergency creates an immediate threat to life, staff shall call 911 without delay.

3. SECURITY STAFFING

Security staffing shall be based on the approved occupant load, expected attendance, event type, alcohol service if applicable, event history, and any City requirement. The venue shall not represent ordinary security personnel as a City-required fireguard unless the person meets the applicable certification/licensing requirements.

Baseline posts for a typical event: Entrance/Admission; Interior/Roving; and Exterior/Closing. Additional personnel shall be assigned when attendance, risk, or City direction warrants.

Security shall be positioned so that entrances/exits, the event floor, restrooms/common areas, and the immediate exterior can be monitored.

4. PRE-OPENING SECURITY & LIFE-SAFETY CHECK

Before guests enter, the Event Manager and Security Lead shall inspect the premises and document: approved occupancy card/placard; required exits; exit signs; emergency lighting where applicable; aisles and passageways; fire extinguishers/fire-protection equipment; alarm/sprinkler access; doors and hardware; exterior lighting; communication devices; first-aid supplies; and emergency responder access.

All required means of egress must remain clear and usable. Furniture, decorations, equipment, signs, cords, or personal property shall not obstruct exits, aisles, passageways, fire escapes, or other required egress paths.

5. ADMISSION & GUEST CONTROL

Admission shall be controlled at the designated public entrance. Staff shall use the event guest list, tickets, reservations, or renter's admission method when applicable.

Entry may be denied to persons who are visibly intoxicated, threatening, disruptive, carrying prohibited items, or presenting an immediate safety concern. Staff shall use professional de-escalation and shall avoid unnecessary physical confrontation.

Prohibited conduct includes weapons, illegal activity, smoking/vaping where prohibited, fighting, property damage, and other conduct that threatens guests, staff, neighbors, or the premises.

6. OCCUPANCY & CROWD MANAGEMENT

The venue shall enforce the approved legal occupant load at all times. Admission shall stop when the approved capacity is reached until the count is reduced.

Security shall continuously monitor crowd density, blocked pathways, arguments, fighting, unsafe conduct, unauthorized access, and conditions that could delay evacuation.

Doors and aisles required for egress shall not be used for seating, standing, storage, or guest congregation.

7. EXTERIOR SECURITY, NO LOITERING & NEIGHBOR PROTECTION

The immediate exterior shall be monitored during operating hours and during guest departure. Staff shall address loitering, excessive noise, litter, fighting, public intoxication, and other disturbances involving venue patrons or employees.

Guests shall be directed to depart quietly and promptly at the conclusion of an event. The rear area shall be controlled; unauthorized entering, exiting, standing, or hanging around the back of the venue is prohibited.

The venue shall post or use appropriate neighbor-respect, no-loitering, and exit-quietly signage where required or appropriate. Outdoor amplified/live music shall not be permitted unless separately authorized and compliant with applicable requirements.

8. FIRE & EMERGENCY EVACUATION

Required exits shall remain accessible throughout occupancy. Staff shall never lock, chain, block, or disable a required means of egress while the venue is occupied.

On fire alarm, visible fire, or an order to evacuate: announce evacuation; direct occupants to the nearest safe exit; keep people moving away from the building; call 911 when appropriate; meet responders at the designated entrance when safe; and do not permit re-entry until authorized by emergency personnel.

Staff shall not use elevators as an emergency evacuation route unless directed by emergency personnel. Staff should assist guests who request or need reasonable assistance without placing themselves in danger.

9. FIREGUARD / SAFETY-WARDEN COMPLIANCE

Before each event, management shall confirm whether the venue's approved occupancy/use triggers a safety-warden, fire-emergency-plan, special-fireguard, or other CFD requirement. If CFD requires a special fireguard, only personnel holding the required City credential shall be used.

If the applicable Chicago requirement calls for designated safety personnel, the Event Manager shall document the names and assignments before opening.

The venue shall keep required fire-protection equipment accessible and shall maintain it as required by the applicable Chicago code and inspection requirements.

10. EMERGENCY RESPONSE

FIRE: Call 911, evacuate, keep exits and responder access clear, and follow CFD instructions.

MEDICAL: Call 911 for serious or uncertain medical emergencies. Provide the exact address: 3782 W. 79th St, Chicago, IL 60652. Send a staff member to meet EMS when safe.

WEAPON/ACTIVE VIOLENCE: Do not escalate or attempt unnecessary intervention. Move people away from danger when possible, call 911, follow dispatcher instructions, and preserve the scene for police.

FIGHT/DISTURBANCE: Separate uninvolved guests from the disturbance when safe, use verbal de-escalation, request police assistance when needed, and document the incident.

11. NOISE, LITTER & COMMUNITY IMPACT

Management shall monitor noise coming from the premises and take prompt action when excessive noise or complaints occur.

During operating hours, staff shall periodically inspect the immediate exterior and public-way area for litter and disturbances. Trash shall be handled in accordance with applicable City requirements and the venue's waste-service arrangements.

At closing, staff shall actively manage guest departure to minimize noise, loitering, and neighborhood disruption.

12. SECURITY INCIDENT REPORTING

Significant incidents shall be recorded in a written incident log. Reports should include date/time, event, location, objective facts, persons involved when known, staff actions, whether 911/CPD/CFD/EMS was contacted, and follow-up actions.

Reports should state observable facts rather than assumptions or conclusions. Preserve relevant video or other evidence when lawful and appropriate.

13. STAFF TRAINING

Before working an event, staff shall receive a briefing on the approved occupancy limit, exit locations, emergency procedures, communication methods, guest-control procedures, prohibited conduct, de-escalation, evacuation duties, exterior monitoring, and incident reporting.

Security vendors and personnel shall maintain any licenses, registrations, certifications, or training required by Illinois law, the City, or the applicable employer/vendor arrangement.

14. EVENT CLOSE-OUT

At closing, security shall monitor orderly departure, prevent re-entry and loitering, inspect common areas, confirm that required exits remain usable until the premises are cleared, report damage or incidents, and complete the security log.

Management shall review significant incidents and determine whether staffing, layout, admission controls, or renter rules should be modified for future events.

15. EVENT SECURITY CHECKLIST

ITEM	EVENT-SPECIFIC ENTRY
EVENT / RENTER	_____
DATE & HOURS	_____
EXPECTED ATTENDANCE	_____
APPROVED OCCUPANT LOAD	_____
EVENT MANAGER	_____
SECURITY LEAD	_____
SECURITY PERSONNEL / POSTS	_____
SPECIAL FIREGUARD REQUIRED?	■ YES ■ NO ■ CONFIRM WITH CFD
ALCOHOL SERVICE?	■ YES ■ NO ■ N/A
RESPONDER MEETING POINT	_____
SPECIAL LICENSE / CITY CONDITIONS	_____

16. SECURITY INCIDENT LOG

Record significant security, safety, medical, fire, police, or property incidents. Attach supplemental reports when necessary.

TIME	LOCATION	OBSERVABLE FACTS / INCIDENT	ACTION TAKEN	AGENCY	INITIALS

17. APPROVAL / ACKNOWLEDGMENT

OWNER / OPERATOR	_____	**DATE**	_____
SECURITY LEAD	_____	**DATE**	_____
EVENT MANAGER	_____	**DATE**	_____
FIREGUARD (IF REQUIRED)	_____	**DATE**	_____

18. CITY OF CHICAGO REFERENCE POINTS

• Municipal Code Chapter 15-4 identifies fire emergency plans, safety wardens, fireguard requirements, fireguard duties, and rules against obstructing exits.

• Section 15-4-880 prohibits obstructions in exits, fire escapes, aisles, passageways, and required public-assembly egress routes. ■cite■turn1search1■

• City code currently includes Title 14F, the 2026 Interim Fire Prevention Code, alongside Title 15 fire-prevention provisions. ■cite■turn0search4■turn0search5■

• Chicago Zoning Board operating-plan materials for an indoor event venue include no-loitering/exit-quietly signage, noise monitoring, denying entry to visibly intoxicated persons, police notification and incident logs, exterior monitoring, adequate lighting/security, exit monitoring, and occupancy enforcement. ■cite■turn0search37■

• City code also provides for fireguard licensing/certification in applicable circumstances. ■cite■turn0search0■

Final verification before official submission: Confirm the venue's approved occupancy classification and occupant load; verify all current licenses and permits; confirm whether a fire emergency plan/safety warden or special fireguard is required for the venue/event; and attach the approved floor plan showing exits, fire equipment, security posts, and the emergency responder meeting point.

Conclusion

The Traffic Management Plan, Plan of Operation, Parking Management and Security Plan establish a coordinated framework for the safe and responsible operation of the proposed Special Use at 3782 West 79th Street. The proposed venue is a reservation-only event space with occupancy limited to fewer than 40 persons. Events will be temporary and intermittent, with no overlapping events and a closing time of no later than 12:00 AM. Potential traffic impacts will be minimized through organized guest arrivals and departures, encouragement of rideshare, carpooling and public transportation, and the use of the rear entrance for loading and unloading. Particular attention will be given to the residential use located to the north. Noise mitigation measures, including closed doors and windows, no outdoor amplified entertainment, appropriate speaker placement, staff monitoring, and a community complaint-response process, will help minimize potential noise and nuisance impacts. Through these coordinated operational, traffic, noise, security, and parking measures, the proposed Special Use is intended to operate safely, responsibly, and in harmony with the surrounding neighborhood.

Approval of the requested Special Use is respectfully requested.

Prepared By: Matthew Edward Loar, Loar Law, 211 W Wacker Dr Ste 120 PMB 2145, Chicago IL 60606

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]

CERTIFICATE *of* SIGNATURE

REF. NUMBER
QZDE9-6YLGT-VYEBQ-XGMNK

DOCUMENT COMPLETED BY ALL PARTIES ON
11 MAY 2026 11:56:34
AMERICA/CHICAGO

SIGNER	TIMESTAMP	SIGNATURE
MATT LOAR EMAIL MATT@LOAR.LAW	SENT 07 MAY 2026 21:01:26 VIEWED 07 MAY 2026 21:01:35 SIGNED 07 MAY 2026 21:01:53	 IP ADDRESS 107.135.222.231 LOCATION MORTON GROVE, UNITED STATES
RECIPIENT VERIFICATION	EMAIL VERIFIED 07 MAY 2026 21:01:35	
ADRIANE JACKSON EMAIL ADRIANEJACKSON410@GMAIL.COM	SENT 07 MAY 2026 21:01:26 VIEWED 11 MAY 2026 11:56:08 SIGNED 11 MAY 2026 11:56:34	 IP ADDRESS 24.14.155.170 LOCATION TINLEY PARK, UNITED STATES
RECIPIENT VERIFICATION	EMAIL VERIFIED 11 MAY 2026 11:56:08	