

ZBA
RESOLUTIONS
FEBRUARY 16, 2018

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

APPLICANT: Barbara Kruszewski d/b/a Basia's Salon Ltd.

CAL NO.: 66-18-S

APPEARANCE FOR: Same as Applicant

MINUTES OF MEETING:
February 16, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 7114 W. Higgins Avenue

NATURE OF REQUEST: Application for a special use to establish a body art service (microblading).

**ACTION OF BOARD-
APPLICATION APPROVED**

THE VOTE

MAR 19 2018
CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
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X		
X		

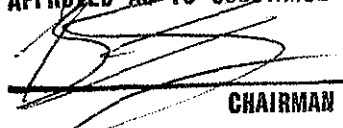
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 16, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on February 2, 2018; and

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

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): provided the special use is issued solely to the applicant, Barbara Kruszewski.

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

APPLICANT: Thomas and Virginia Gohagan

CAL NO.: 67-18-Z

APPEARANCE FOR: Sara Barnes

MINUTES OF MEETING:
February 16, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 103 E. Bellevue Place

NATURE OF REQUEST: Application for a variation to reduce the rear setback from the required 30.34' to zero for a proposed one-story rear addition to the existing three-story, single family residence.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

MAR 19 2018
CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHARNA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
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X		

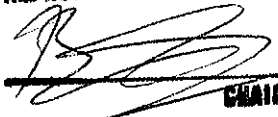
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 16, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on February 2, 2018; and

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

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Henry Z. Papiz, Jr.

CAL NO.: 68-18-Z

APPEARANCE FOR: Same as Applicant

MINUTES OF MEETING:

February 16, 2018

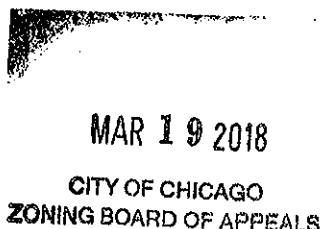
APPEARANCE AGAINST: None

PREMISES AFFECTED: 1103 N. Hermitage Avenue

NATURE OF REQUEST: Application for a variation to reduce the rear setback from the required 38.46' to 2', north setback from 2' to zero (south to be zero), combined side setback from 5' to zero for a proposed detached, two-car garage with a roof deck, pergola, chimney, rear porch and an unenclosed stairway accessing the roof deck at the rear of the three-story building.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE



MAR 19 2018
CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
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X		

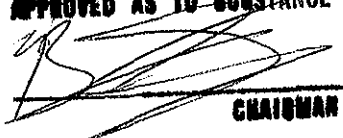
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 16, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on February 2, 2018; and

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

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

APPLICANT: 916 W. Fulton Market

CAL NO.: 69-18-Z

APPEARANCE FOR: Meg George

MINUTES OF MEETING:
February 16, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 916 W. Fulton Market

NATURE OF REQUEST: Application for a variation to reduce the required sixty-five parking spaces by 100% to zero for a proposed two-story restaurant and retail building.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

MAR 19 2018
CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
RECUSED		
X		


THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 16, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on February 2, 2018; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the required sixty-five parking spaces by 100% to zero for a proposed two-story restaurant and retail building; an additional variation was granted to the subject property in Cal. No. 70-18-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

APPLICANT: 916 Fulton, LLC **CAL NO.:** 70-18-Z
APPEARANCE FOR: Meg George **February 16, 2018**
APPEARANCE AGAINST: None
PREMISES AFFECTED: 916 W. Fulton Market

NATURE OF REQUEST: Application for a variation to eliminate the one required loading berth for a proposed two-story restaurant and retail building.

**ACTION OF BOARD-
 VARIATION GRANTED**

THE VOTE

MAR 19 2018
 CITY OF CHICAGO
 ZONING BOARD OF APPEALS

BLAKE SERCYE
 SHAINA DOAR
 SOL FLORES
 SAM TOIA
 AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
RECUSED		
X		

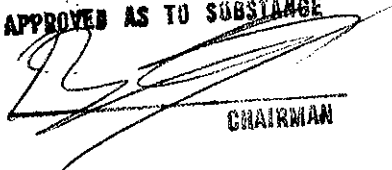
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 16, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on February 2, 2018; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to eliminate the one required loading berth for a proposed two-story restaurant and retail building; an additional variation was granted to the subject property in Cal. No. 69-18-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: C & F Building, LLC

CAL NO.: 71-18-S

APPEARANCE FOR: Gregory Steadman

MINUTES OF MEETING:
February 16, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 950 W. Addison Street

NATURE OF REQUEST: Application for a special use to establish a rooftop patio located on the fourth floor and roof top to serve an existing restaurant located on the lower level and first floor.

ACTION OF BOARD-
Continued to March 16, 2018 at 2:00 p.m.

MAR 19 2018
CITY OF CHICAGO
ZONING BOARD OF APPEALS

THE VOTE

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Novus Real Estate, LLC

CAL NO.: 72-18-Z

APPEARANCE FOR: Mark Kupiec

MINUTES OF MEETING:
February 16, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3112 N. Francisco Avenue

NATURE OF REQUEST: Application for a variation to reduce the front setback from the required 12.14' to 7.91', north setback from 2' to 0.62' (south to be 3.5'). combined side setback from 5' to 4.12' for a proposed one-story front addition and a rear three-story addition to the existing three-story, single family residence.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

MAR 19 2018
CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held February 16, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on February 2, 2018; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the front setback to 7.91', north setback to 0.62' (south to be 3.5'). combined side setback to 4.12' for a proposed one-story front addition and a rear three-story addition to the existing three-story, single family residence; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED BY TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Nathan Chamberlain

CAL NO.: 73-18-Z

APPEARANCE FOR: Thomas Moore

MINUTES OF MEETING:

February 16, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3911 N. Hermitage Avenue

NATURE OF REQUEST: Application for a variation to reduce the rear setback from the required 14' to 1.28', north setback from 2' to 0.3' for a proposed second floor addition and a rear one story addition with roof deck for the existing single family residence.

ACTION OF BOARD-

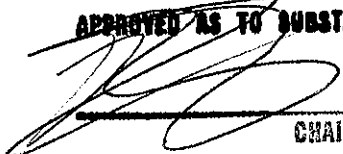
Continued to March 16, 2018 at 2:00 p.m.

THE VOTE

MAR 19 2018
CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Nathan Chamberlain

CAL NO.: 74-18-Z

APPEARANCE FOR: Thomas Moore

MINUTES OF MEETING:

February 16, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3911 N. Hermitage Avenue

NATURE OF REQUEST: Application for a variation to relocate the existing 101.11 square feet of rear yard open space to the rear roof deck which shall serve the existing single family residence.

ACTION OF BOARD-
Continued to March 16, 2018 at 2:00 p.m.

THE VOTE

MAR 19 2018
CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Nathan Chamberlain

CAL NO.: 75-18-Z

APPEARANCE FOR: Thomas Moore

MINUTES OF MEETING:
February 16, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3911 N. Hermitage Avenue

NATURE OF REQUEST: Application for a variation to increase the non-conforming floor area ratio by 59 square feet with a proposed second floor addition and a rear one story addition with roof deck for the proposed single family residence.


ACTION OF BOARD-
Continued to March 16, 2018 at 2:00 p.m.

THE VOTE

MAR 19 2018
CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Jose Salamanca

CAL NO.: 76-18-S

APPEARANCE FOR: Ximena Castro

MINUTES OF MEETING:
February 16, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2071 N. Western Avenue

NATURE OF REQUEST: Application for a special use to convert one retail store front and one rear dwelling unit into a single family residence with new second floor addition and an attached one car garage with roof deck.

**ACTION OF BOARD-
APPLICATION APPROVED**

THE VOTE

MAR 19 2018
CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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X		
X		

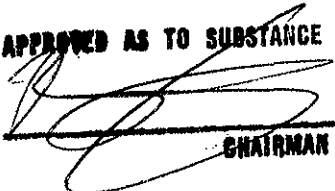
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held February 16, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago In-Times on February 2, 2018; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to convert one retail store front and one rear dwelling unit into a single family residence with new second floor addition and an attached one car garage with roof deck; a variation was granted to the subject property in Cal. No. 77-18-Z; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): provided the development is consistent with the design and layout of the plans and drawings dated November 14, 2017, including the site plan dated February 6, 2018, all prepared by LAM Associates, Inc.

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Jose Salamanca

CAL NO.: 77-18-Z

APPEARANCE FOR: Ximena Castro

MINUTES OF MEETING:
February 16, 2018

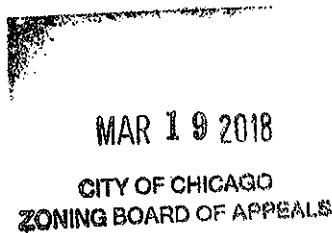
APPEARANCE AGAINST: None

PREMISES AFFECTED: 2071 N. Western Avenue

NATURE OF REQUEST: Application for a variation to reduce the rear setback from 30' to zero, reduce the reduce the required garage rear setback from 2' to zero for a proposed second floor addition, side open porches, a solid fence that not to exceed* 6' in height and an attached garage with roof deck.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE



BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held February 16, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on February 2, 2018; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the rear setback to zero, reduce the required garage rear setback to zero for a proposed second floor addition, side open porches, a solid fence not to exceed* 6' in height and an attached garage with roof deck; a special use was granted to the subject property in Cal. No. 76-18-S; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

*Amended at Hearing

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Spa Spazio II, LLC

CAL NO.: 78-18-S

APPEARANCE FOR: Thomas Moore

MINUTES OF MEETING:
February 16, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2746 N. Clark Street

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

**ACTION OF BOARD-
APPLICATION APPROVED**

THE VOTE

MAR 19 2018
CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 16, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on February 2, 2018; and

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

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): provided the special use is issued solely to the applicant, Spa Spazio II, LLC.

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

APPLICANT: Matthew Fisher

CAL NO.: 79-18-Z

APPEARANCE FOR: John Pikarski

MINUTES OF MEETING:
February 16, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3941 W. Wellington Avenue

NATURE OF REQUEST: Application for a variation to convert a four dwelling unit building to a five dwelling unit building. One dwelling unit may be added with documented evidence to support the increase in density and may not exceed one dwelling unit.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

MAR 19 2018
CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
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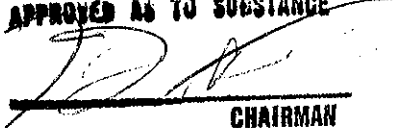
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 16, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on February 2, 2018; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to convert a four dwelling unit building to a five dwelling unit building. One dwelling unit may be added with documented evidence to support the increase in density and may not exceed one dwelling unit; an additional variation was granted to the subject property in Cal. No. 80-18-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

APPLICANT: Matthew Fisher

CAL NO.: 80-18-Z

APPEARANCE FOR: John Pikarski

MINUTES OF MEETING:
February 16, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3941 W. Wellington Avenue

NATURE OF REQUEST: Application for a variation to reduce the rear yard open space from the required 1,125 square feet to zero for a proposed two-story, four dwelling unit building to be converted to a five dwelling unit building.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

DATE OF BOARD MEETING

MAR 19 2018

CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

THE RESOLUTION:

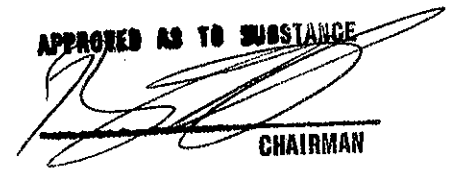
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 16, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on February 2, 2018; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the rear yard open space from the required 1,125 square feet to zero for a proposed two-story, four dwelling unit building to be converted to a five dwelling unit building unit; an additional variation was granted to the subject property in Cal. No. 79-18-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE



CHAIRMAN

APPLICANT: Scott Gray **CAL NO.:** 81-18-Z
APPEARANCE FOR: John Pikarski **MINUTES OF MEETING:**
 February 16, 2018
APPEARANCE AGAINST: None
PREMISES AFFECTED: 1824 W. Augusta Boulevard

NATURE OF REQUEST: Application for a variation to reduce the required parking stalls from six to three to allow for the conversion of a three dwelling unit building with tavern to a six dwelling unit building.

**ACTION OF BOARD-
 VARIATION GRANTED**

THE VOTE

MAR 19 2018
 CITY OF CHICAGO
 ZONING BOARD OF APPEALS

BLAKE SERCYE
 SHAINA DOAR
 SOL FLORES
 SAM TOIA
 AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
		X

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 16, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on February 2, 2018; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the required parking stalls to three to allow for the conversion of a three dwelling unit building with tavern to a six dwelling unit building; an additional variation was granted to the subject property in Cal. No. 82-18-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

APPLICANT: Scott Gray CAL NO.: 82-18-Z

APPEARANCE FOR: John Pikarski MINUTES OF MEETING:

February 16, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1824 W. Augusta Boulevard

NATURE OF REQUEST: Application for a variation to reduce the required rear yard open space from 216 square feet to 150 square feet for the conversion of a three dwelling unit building with tavern to a six dwelling unit building.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

MAR 19 2018
CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
		X

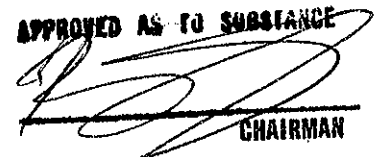
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 16, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on February 2, 2018; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the required rear yard open space to 150 square feet for the conversion of a three dwelling unit building with tavern to a six dwelling unit building; an additional variation was granted to the subject property in Cal. No. 81-18-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

APPLICANT: 3901 Lincoln Flats, LLC

CAL NO.: 83-18-Z

APPEARANCE FOR: Sara Barnes

MINUTES OF MEETING:
February 16, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3901 N. Lincoln Avenue

NATURE OF REQUEST: Application for a variation to reduce the rear setback from the required 30' to 10.58' for a proposed four-story building with ground floor retail and twelve dwelling units above and six on-site parking spaces.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

MAR 19 2018
CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
		X

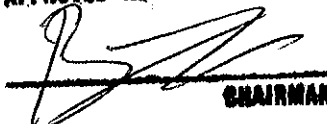
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 16, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on February 2, 2018; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the rear setback to 10.58' for a proposed four-story building with ground floor retail and twelve dwelling units above and six on-site parking spaces; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Gloria C. Sandoval d/b/a Windy City Fades, Inc.

CAL NO.: 84-18-S

APPEARANCE FOR: Same as Applicant

MINUTES OF MEETING:
February 16, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 4406 W. Diversey Avenue

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

**ACTION OF BOARD-
APPLICATION APPROVED**

THE VOTE

MAR 19 2018
CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
		X

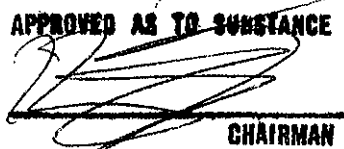
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 16, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on February 2, 2018; and

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

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): provided the special use is issued solely to the applicant, Gloria C. Sandoval.

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

APPLICANT: Altitude Chicago, LLC

CAL NO.: 85-18-S

APPEARANCE FOR: C. Harrison Cooper

MINUTES OF MEETING:
February 16, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1501-11 W. Hubbard Street/400-36 N. Armour Street

NATURE OF REQUEST: Application for a special use to establish a sports and recreation participant (children's play center) in an existing building.

**ACTION OF BOARD-
APPLICATION APPROVED**

THE VOTE

MAR 19 2018

CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

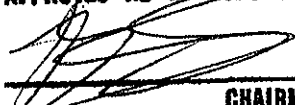
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 16, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on February 2, 2018; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a sports and recreation participant (children's play center) in an existing buildings at the subject site; a related special use was granted to establish an off-site accessory parking lot at 1512-24 W. Kinzie Street in Cal. No. 86-18-S; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): provided the special use is issued solely to the applicant, Altitude Chicago, LLC, and the development is consistent with the design and layout of the floor plans dated November 10, 2017, prepared by Baumann Studios, LLC.

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

APPLICANT: Altitude Chicago, LLC

CAL NO.: 86-18-S

APPEARANCE FOR: C. Harrison Cooper

MINUTES OF MEETING:
February 16, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1512-24 W. Kinzie Street

NATURE OF REQUEST: Application for a special use to establish an off-site accessory parking lot to serve a proposed sports and recreation facility (children's play center) located at 1501-11 W. Hubbard Street / 400-36 N. Armour Street.

**ACTION OF BOARD-
APPLICATION APPROVED**

THE VOTE

MAR 19 2018
CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

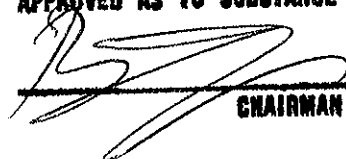
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 16, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on February 2, 2018; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish an off-site accessory parking lot to serve a proposed sports and recreation facility (children's play center) located at 1501-11 W. Hubbard Street / 400-36 N. Armour Street in Cal. No. 85-18-S; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): provided the special use is issued solely to the applicant, Altitude Chicago, LLC, and the development is consistent with the design and layout of the landscape plan dated February 6, 2018, prepared by LG Workshop, LLC.

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

APPLICANT: 1430 W. Filmore, LLC

CAL NO.: 87-18-Z

APPEARANCE FOR: Nicholas Ftikas

MINUTES OF MEETING:
February 16, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1430 W. Filmore Street

NATURE OF REQUEST: Application for a variation to reduce the front setback from the required 6.39' to 1.83', rear setback from 30' to 23.5' for a proposed open bridge to connect the existing garage roof deck to the existing three-story, six dwelling unit building with new proposed front open balconies.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

MAR 19 2018
CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		


THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 16, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on February 2, 2018; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the front setback to 1.83', rear setback to 23.5' for a proposed open bridge to connect the existing garage roof deck to the existing three-story, six dwelling unit building with new proposed front open balconies; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Shiv Shatki Investment, Inc.d/b/a Community Food and Liquor 1 **CAL NO.:** 88-18-S

APPEARANCE FOR: Gregory Steadman

MINUTES OF MEETING:
February 16, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 5530 N. Milwaukee Avenue

NATURE OF REQUEST: Application for a special use to establish a liquor store.

ACTION OF BOARD-

Continued to March 16, 2018 at 2:00 p.m.

RECEIVED

MAR 19 2018
CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
		X

APPROVED AS TO SUBSTANCE

CHAIRMAN

APPLICANT: Steve Molo and Mary Molo **CAL NO.:** 89-18-Z

APPEARANCE FOR: Joe Gattuso **MINUTES OF MEETING:**
February 16, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 341 W. Wellington Avenue

NATURE OF REQUEST: Application for a variation to reduce the rear setback from the required 39.29' to zero, east setback from 5' to zero for a proposed 8' high wood privacy fence for the existing three-story, single family residence.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

MAR 19 2018
CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
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		X
X		
X		

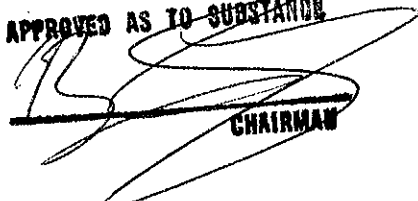
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 16, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on February 2, 2018; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the rear setback to zero, east setback to zero for a proposed 8' high wood privacy fence for the existing three-story, single family residence; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

APPLICANT: Yuval Degani

CAL NO.: 90-18-Z

APPEARANCE FOR: Sara Barnes

MINUTES OF MEETING:
February 16, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1426 W. Lill Avenue

NATURE OF REQUEST: Application for a variation to reduce the front setback from the required 19.02' to 6.3', west setback from 2' to 0.2' (east to be 2.6'), combined side setback from 4.8' to 2.8' for a proposed two-story, front addition and a rear open deck for the existing single family residence.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

MAR 19 2018
CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		


THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 16, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on February 2, 2018; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the front setback to 6.3', west setback to 0.2' (east to be 2.6'), combined side setback to 2.8' for a proposed two-story, front addition and a rear open deck for the existing single family residence; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

APPLICANT: Glenn and Kathryn McMillan CAL NO.: 91-18-Z
 APPEARANCE FOR: Sara Barnes MINUTES OF MEETING:
 February 16, 2018
 APPEARANCE AGAINST: None
 PREMISES AFFECTED: 1648 N. Winchester Avenue

NATURE OF REQUEST: Application for a variation to reduce the rear setback from the required 33.88' to zero, south setback from 3.29' to zero (north to be zero for abutting a public alley) for a proposed two story single family residence with privacy wall, rear covered walkway and a rear two car detached garage; to locate the rear yard open space requirement of 259.03 sq. ft. onto the garage roof deck which is located more than 4.0' above ground.

**ACTION OF BOARD-
 VARIATION GRANTED**

THE VOTE

MAR 19 2018
 CITY OF CHICAGO
 ZONING BOARD OF APPEALS

BLAKE SERCYE
 SHAINA DOAR
 SOL FLORES
 SAM TOIA
 AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

THE RESOLUTION:

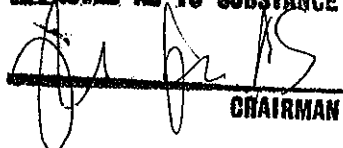
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held February 16, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on February 2, 2018; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the rear setback to zero, south setback to zero (north to be zero for abutting a public alley) for a proposed two story single family residence with privacy wall, rear covered walkway and a rear two car detached garage; to locate the rear yard open space requirement of 259.03 sq. ft. onto the garage roof deck which is located more than 4.0' above ground; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

*Scrivener's error.

APPROVED AS TO SUBSTANCE

 CHAIRMAN

APPLICANT: 2930 Lincoln, LLC
APPEARANCE FOR: Tyler Manic
APPEARANCE AGAINST: None
PREMISES AFFECTED: 2930 N. Lincoln Avenue

CAL NO.: 92-18-Z

MINUTES OF MEETING:
 February 16, 2018

NATURE OF REQUEST: Application for a variation to reduce the minimum lot area from 3,000 square feet to 2,885.24 square feet for a proposed four-story, three dwelling unit building.

**ACTION OF BOARD-
 VARIATION GRANTED**

THE VOTE

MAR 19 2018
 CITY OF CHICAGO
 ZONING BOARD OF APPEALS

BLAKE SERCYE
 SHAINA DOAR
 SOL FLORES
 SAM TOIA
 AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		


THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 16, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on February 2, 2018; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the minimum lot area to 2,885.24 square feet for a proposed four-story, three dwelling unit building; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

 CHAIRMAN

APPLICANT: 744 Buckingham, LLC **CAL NO.:** 93-18-S
APPEARANCE FOR: Thomas Moore **MINUTES OF MEETING:**
 February 16, 2018
APPEARANCE AGAINST: None
PREMISES AFFECTED: 742 W. Buckingham Place

NATURE OF REQUEST: Application for a special use to establish one off-site parking space to meet the parking requirement for a four, dwelling unit building located at 744 W. Buckingham Place.

**ACTION OF BOARD-
 APPLICATION APPROVED**

THE VOTE

MAR 19 2018
 CITY OF CHICAGO
 ZONING BOARD OF APPEALS

BLAKE SERCYE
 SHAINA DOAR
 SOL FLORES
 SAM TOIA
 AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

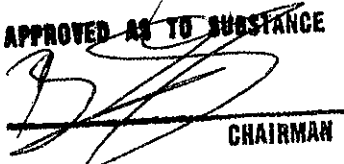
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 16, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on February 2, 2018; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish one off-site parking space to meet the parking requirement for a four, dwelling unit building located at 744 W. Buckingham Place; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): provided the special use is issued solely to the applicant, 744 Buckingham, LLC, and the development is consistent with the design and layout of the site plan dated December 19, 2017, prepared by 360 Design Studio.

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: 744 Buckingham Place

CAL NO.: 94-18-Z

APPEARANCE FOR: Thomas Moore

MINUTES OF MEETING:
February 16, 2018

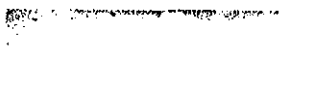
APPEARANCE AGAINST: None

PREMISES AFFECTED: 744 W. Buckingham Place

NATURE OF REQUEST: Application for a variation to reduce the west setback from the required 2' to 1.1' for a proposed three-car garage.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE


MAR 19 2018
 CITY OF CHICAGO
 ZONING BOARD OF APPEALS

BLAKE SERCYE
 SHAINA DOAR
 SOL FLORES
 SAM TOIA
 AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 16, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on February 2, 2018; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the west setback to 1.1' for a proposed three-car garage; an additional variation was granted to the subject property in Cal. No. 95-18-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: 744 Buckingham Place **CAL NO.:** 95-18-Z

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

February 16, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 744 W. Buckingham Place

NATURE OF REQUEST: Application for a variation to reduce the rear yard open space from the required 279.11 square feet to zero for a proposed three car garage.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

MAR 19 2018
CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		


THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 16, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on February 2, 2018; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the rear yard open space to zero for a proposed three car garage; an additional variation was granted to the subject property in Cal. No. 94-18-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

APPLICANT: Anne Shutler CAL NO.: 96-18-Z

APPEARANCE FOR: Nicholas Ftikas MINUTES OF MEETING:

February 16, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1242-44 W. Huron Street

NATURE OF REQUEST: Application for a variation to reduce the west setback at 1242 W. Huron from the required 2' to 0.37 feet to subdivide one existing zoning lots into two zoning lots. The three-story, three dwelling unit building at 1242 W. Huron shall remain.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

[Faint stamp]

MAR 19 2018
CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 16, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on February 2, 2018; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the west setback at 1242 W. Huron to 0.37 feet to subdivide one existing zoning lots into two zoning lots. The three-story, three dwelling unit building at 1242 W. Huron shall remain; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

[Signature]
CHAIRMAN

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

APPLICANT: McDonald's Corporation/Archland Property II, LP

CAL NO.: 97-18-S

APPEARANCE FOR: William Banks

MINUTES OF MEETING:

February 16, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 5253-59 S. Pulaski Road

NATURE OF REQUEST: Application for a special use to establish a drive through lane with a double menu board to serve and existing fast food restaurant. A proposed one story addition shall also be added to the existing building.

**ACTION OF BOARD-
APPLICATION APPROVED**

THE VOTE

MAR 19 2018
CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
RECUSED		
X		
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X		
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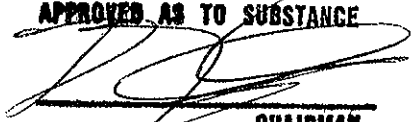
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held February 16, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on February 2, 2018; and

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

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): provided the development is consistent with the design and layout of the plans and drawings, including the landscape plan, dated June 28, 2017, prepared by Watermark Engineering Resources, Ltd.

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: 2829 Clybourn, LLC

CAL NO.: 98-18-Z

APPEARANCE FOR: Mark Kupiec

MINUTES OF MEETING:
February 16, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2835 N. Clybourn Avenue

NATURE OF REQUEST: Application for a variation to reduce the rear garage feature setback from the required 2' to zero for a proposed four-story, retail and fifteen dwelling unit building.

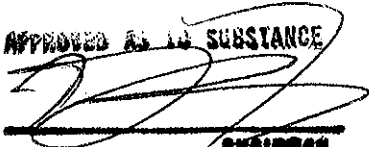
ACTION OF BOARD-
Continued to March 16, 2018 at 2:00 p.m.

THE VOTE

MAR 19 2018
CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: 2829 Clybourn, LLC

CAL NO.: 99-18-Z

APPEARANCE FOR: Mark Kupiec

MINUTES OF MEETING:
February 16, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2839 N. Clybourn Avenue

NATURE OF REQUEST: Application for a variation to reduce the rear garage feature setback from 2' to zero for a proposed four-story, fifteen dwelling unit building.

ACTION OF BOARD-
Continued to March 16, 2018 at 2:00 p.m.

THE VOTE

MAR 19 2018
CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: May 1st Nail Spa Inc.

CAL NO.: 100-18-S

APPEARANCE FOR: Mark Kupiec

MINUTES OF MEETING:
February 16, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1054 N. Ashland Avenue

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

**ACTION OF BOARD-
APPLICATION APPROVED**

THE VOTE

MAR 19 2018
CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		


THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 16, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on February 2, 2018; and

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

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): provided the special use is issued solely to the applicant, May 1st Nail Spa Inc.

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

APPLICANT: Jessica and Brian Price

CAL NO.: 101-18-Z

APPEARANCE FOR: Jack George / Kate Duncan

MINUTES OF MEETING:
February 16, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1953 N. Howe Street

NATURE OF REQUEST: Application for a variation to reduce the front setback from the required 15' to 7', north and south setback 2' to zero each, combined side setback from 4.12' to zero, rear setback from 35' to 18.50' for a proposed front second floor infill addition, rear third floor addition, third floor roof addition, one story rear addition to connect the residence to the existing garage with a proposed roof deck with open stair and an 8' high masonry fence wall and new rear open deck.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

MAR 19 2018
CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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THE RESOLUTION:

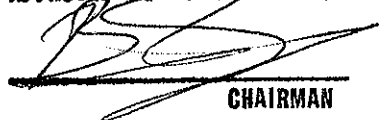
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 16, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on February 2, 2018; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the front setback to 7', north and south setback 2' to zero each, combined side setback to zero, rear setback to 18.50' for a proposed front second floor infill addition, rear third floor addition, third floor roof addition, one story rear addition to connect the residence to the existing garage with a proposed roof deck with open stair and an 8' high masonry fence wall and new rear open deck; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Jim & Carmel Carrillo DeRogatis **CAL NO.:** 102-18-S
APPEARANCE FOR: Tyler Manic **MINUTES OF MEETING:**
 February 16, 2018
APPEARANCE AGAINST: None
PREMISES AFFECTED: 3907-15 N. Elston Avenue
NATURE OF REQUEST: Application for a special use to establish an artist live/work space.

**ACTION OF BOARD-
 APPLICATION APPROVED**

THE VOTE

MAR 19 2018
 CITY OF CHICAGO
 ZONING BOARD OF APPEALS

BLAKE SERCYE
 SHAINA DOAR
 SOL FLORES
 SAM TOIA
 AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
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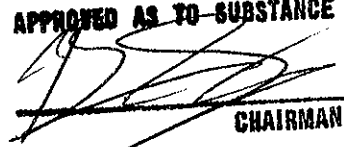
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 16, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on February 2, 2018; and

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

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): provided the special use is issued solely to the applicants, Jim and Carmel Carrillo DeRogatis.

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

APPLICANT: 1914 W. Crystal, LLC **CAL NO.:** 103-18-Z
APPEARANCE FOR: Sara Barnes **MINUTES OF MEETING:**
 February 16, 2018
APPEARANCE AGAINST: None
PREMISES AFFECTED: 1914 W. Crystal Street

NATURE OF REQUEST: Application for a variation to reduce the rear yard open space from the required 288 square feet to zero to convert the existing three-story, six dwelling unit building to eight dwelling units.

**ACTION OF BOARD-
 VARIATION GRANTED**

THE VOTE

MAR 19 2018
 CITY OF CHICAGO
 ZONING BOARD OF APPEALS

BLAKE SERCYE
 SHAINA DOAR
 SOL FLORES
 SAM TOIA
 AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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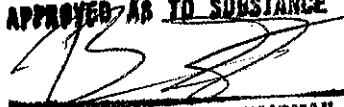
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 16, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on February 2, 2018; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the rear yard open space to zero to convert the existing three-story, six dwelling unit building to eight dwelling units; an additional variation was granted to the subject property in Cal. No. 104-18-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: 1914 W. Crystal, LLC

CAL NO.: 104-18-Z

APPEARANCE FOR: Sara Barnes

MINUTES OF MEETING:
February 16, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1914 W. Crystal Street

NATURE OF REQUEST: Application for a variation to reduce the required parking from two spaces to zero to convert an existing three-story, six dwelling unit building to an eight dwelling unit building.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

MAR 19 2018
CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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X		

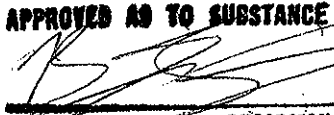
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 16, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on February 2, 2018; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the required parking to zero to convert an existing three-story, six dwelling unit building to an eight dwelling unit building; an additional variation was granted to the subject property in Cal. No. 103-18-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Irving and Clark Property, LLC

CAL NO.: 105-18-S

APPEARANCE FOR: Louis Weinstock

MINUTES OF MEETING:
February 16, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 4000 N. Clark Street

NATURE OF REQUEST: Application for a special use to establish a gas station with three gas pumps, one-story accessory retail building and a car wash.

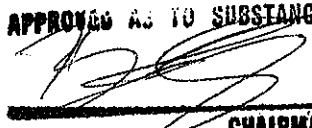
ACTION OF BOARD-
Continued to March 16, 2018 at 2:00 p.m.

THE VOTE

MAR 19 2018
CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

APPROVED AS TO SUBSTANCE

CHAIRMAN

APPLICANT: Milridge, LLC

CAL NO.: 106-18-Z

APPEARANCE FOR: Mark Kupiec

MINUTES OF MEETING:
February 16, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3101 N. Ridgeway Avenue

NATURE OF REQUEST: Application for a variation to reduce the rear setback from the required 30' to 23' for a proposed four-story, seventeen dwelling unit building with seventeen required on-site parking spaces and seventeen non-required accessory parking spaces.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

MAR 19 2018
CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
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X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 16, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on February 2, 2018; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the rear setback to 23' for a proposed four-story, seventeen dwelling unit building with seventeen required on-site parking spaces and seventeen non-required accessory parking spaces; additional variations were granted to the subject property in Cal. Nos. 107-18-Z, 108-18-Z, and 109-18-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE


CHAIRMAN

APPLICANT: Milridge, LLC

CAL NO.: 107-18-Z

APPEARANCE FOR: Mark Kupiec

MINUTES OF MEETING:
February 16, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3101 N. Ridgeway Avenue

NATURE OF REQUEST: Application for a variation to reduce the minimum lot area by an amount not less than 90% from the existing 17,000 square feet to 15,300 square feet for a proposed four-story, retail and seventeen dwelling unit building with seventeen required parking space and seventeen non-required accessory parking spaces.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

APPROVED BY THE BOARD

MAR 19 2018

CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held February 16, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on February 2, 2018; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the minimum lot area by an amount not less than 90% from the existing 17,000 square feet to 15,300 square feet for a proposed four-story, retail and seventeen dwelling unit building with seventeen required parking space and seventeen non-required accessory parking spaces; additional variations were granted to the subject property in Cal. No. 106-18-Z, 108-18-Z, and 109-18-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE


CHAIRMAN

APPLICANT: Milridge, LLC

CAL NO.: 108-18-Z

APPEARANCE FOR: Mark Kupiec

MINUTES OF MEETING:
February 16, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3101 N. Ridgeway Avenue

NATURE OF REQUEST: Application for a variation to reduce the ground floor commercial space by an amount not to exceed 20% from 3,121.184 square feet to 2,496.91 square feet for a proposed four-story, retail and seventeen dwelling unit building with seventeen on-site required parking spaces and seventeen non-required accessory parking spaces.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

MAR 19 2018
CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

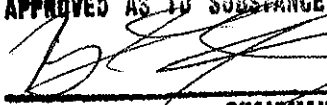
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held February 16, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on February 2, 2018; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the ground floor commercial space by an amount not to exceed 20% to 2,496.91 square feet for a proposed four-story, retail and seventeen dwelling unit building with seventeen on-site required parking spaces and seventeen non-required accessory parking spaces; additional variations were granted to the subject property in Cal. No. 106-18-Z, 107-18-Z, and 109-18-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Milridge, LLC

CAL NO.: 109-18-Z

APPEARANCE FOR: Mark Kupiec

MINUTES OF MEETING:
February 16, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3101 N. Ridgeway Avenue

NATURE OF REQUEST: Application for a variation to increase the maximum height from the allowed 45' to 46.58' which is not more than 10% for a proposed four-story, seventeen dwelling unit building with seventeen required on-site parking spaces and seventeen non-required accessory parking spaces.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

EXPIRES 10:00 AM

MAR 19 2018

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held February 16, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on February 2, 2018; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to increase the maximum height to 46.58' which is not more than 10% for a proposed four-story, seventeen dwelling unit building with seventeen required on-site parking spaces and seventeen non-required accessory parking spaces; additional variations were granted to the subject property in Cal. No. 106-18-Z, 107-18-Z, and 108-18-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

APPLICANT: The Renslow, LLC

CAL NO.: 110-18-Z

APPEARANCE FOR: Nicholas Ftikas

MINUTES OF MEETING:
February 16, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 5015-23 N. Clark Street

NATURE OF REQUEST: Application for a variation to reduce the rear setback from the required 5' to zero, the rear north east setback from 16' to zero for a proposed four-story retail and nine dwelling unit addition to an existing two-story, retail building.

ACTION OF BOARD-
Continued to March 16, 2018 at 2:00 p.m.

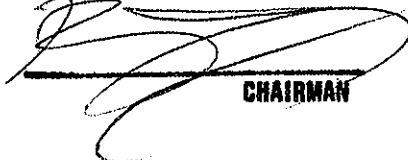
THE VOTE

MAR 19 2018
CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: K K Court Investment, Inc.

CAL NO.: 111-18-Z

APPEARANCE FOR: Alfred Quijano

MINUTES OF MEETING:
February 16, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2430 W. Moffat Street

NATURE OF REQUEST: Application for a variation to reduce the minimum lot area per unit from 3,000 square feet to 2,991.84 square feet for a proposed three-story, three dwelling unit building with a rooftop stairway enclosure.


ACTION OF BOARD-
Continued to March 16, 2018 at 2:00 p.m.

THE VOTE

MAR 19 2018
CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: 1553 N. Wells, LLC

CAL NO.: 112-18-S

APPEARANCE FOR: Katriina McGuire

MINUTES OF MEETING:
February 16, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1553-55 N. Wells Street

NATURE OF REQUEST: Application for a special use to reduce the required parking by more than 50% from twenty-three parking spaces to eight parking spaces for a six-story, retail and twenty-three dwelling unit building located in a transit served location.

**ACTION OF BOARD-
APPLICATION APPROVED**

THE VOTE

APR 03 2018
CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHARNA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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		X
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X		

THE RESOLUTION:

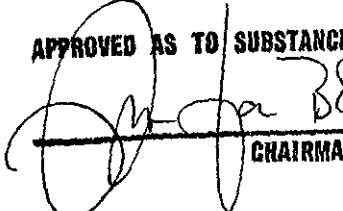
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 16, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago ~~on~~ Times on February 2, 2018; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the required parking by more than 50% to eight parking spaces for a six-story, retail and twenty-three dwelling unit building located in a transit served location; two variations were also granted to the subject property in Cal. Nos. 113-18-Z and 114-18-Z; George Blakemore of Chicago, Illinois testified in opposition; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): provided the development is consistent with the design and layout of the plans and drawings dated February 16, 2018, all prepared by Space Architects and Planners.

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

*Scrivener's error

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Lubomir Murgas **CAL NO.:** 115-18-Z
APPEARANCE FOR: Nicholas Ftikas **MINUTES OF MEETING:**
February 16, 2018
APPEARANCE AGAINST: None
PREMISES AFFECTED: 2060 N. Bingham Street

NATURE OF REQUEST: Application for a variation to reduce the minimum lot area standard from 2,500 square feet to 2,467.08 square feet for a proposed two-story, single family residence.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

MAR 19 2018
CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
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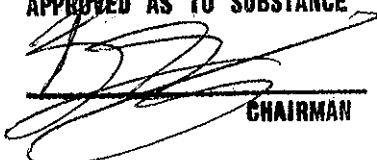
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held February 16, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on February 2, 2018; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the minimum lot area standard from 2,500 square feet to 2,467.08 square feet for a proposed two-story, single family residence; additional variations were granted to the subject property in Cal. No. 116-18-Z and 117-18-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

APPLICANT: Lubomir Murgas

CAL NO.: 116-18-Z

APPEARANCE FOR: Nicholas Ftikas

MINUTES OF MEETING:

February 16, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2060 N. Bingham Street

NATURE OF REQUEST: Application for a variation to reduce the minimum lot area per unit from 2,500 square feet to 2,467.08 square feet for a proposed two-story, single family residence.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

MAR 19 2018
CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
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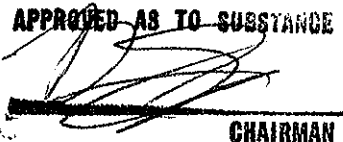
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 16, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on February 2, 2018; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the minimum lot area per unit to 2,467.08 square feet for a proposed two-story, single family residence; additional variations were granted to the subject property in Cal. No. 115-18-Z and 117-18-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Lubomir Murgas **CAL NO.:** 117-18-Z

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

February 16, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2060 N. Bingham Street

NATURE OF REQUEST: Application for a variation to reduce the west front garage feature setback from the required 20' to zero for detached garage on a through lot to serve a proposed two-story, single family residence.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

MAR 19 2018
CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 16, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on February 2, 2018; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the west front garage feature setback for detached garage on a through lot to serve a proposed two-story, single family residence; additional variations were granted to the subject property in Cal. No. 115-18-Z and 116-18-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Lubomir Murgas **CAL NO.:** 118-18-Z
APPEARANCE FOR: Nicholas Ftikas **MINUTES OF MEETING:**
February 16, 2018
APPEARANCE AGAINST: None
PREMISES AFFECTED: 2062 N. Bingham Street

NATURE OF REQUEST: Application for a variation to reduce the minimum lot area standard from 2,500 square feet to 2,469.6 square feet for a proposed single family residence with a detached garage.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

MAR 19 2018
CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

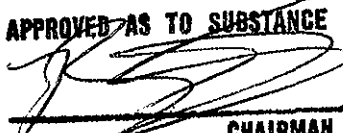
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 16, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on February 2, 2018; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the minimum lot area standard to 2,469.6 square feet for a proposed single family residence with a detached garage; additional variations were granted to the subject property in Cal. No. 119-18-Z and 120-18-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

APPLICANT: Lubomir Murgas **CAL NO.:** 119-18-Z
APPEARANCE FOR: Nicholas Ftikas **MINUTES OF MEETING:**
APPEARANCE AGAINST: None February 16, 2018
PREMISES AFFECTED: 2062 N. Bingham Street

NATURE OF REQUEST: Application for a variation to reduce the minimum lot area per dwelling unit from 2,500 square feet to 2,469.6 square feet for a proposed two-story single family residence with a detached garage.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

MAR 19 2018
 CITY OF CHICAGO
 ZONING BOARD OF APPEALS

BLAKE SERCYE
 SHAINA DOAR
 SOL FLORES
 SAM TOIA
 AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

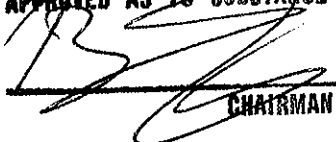
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 16, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on February 2, 2018; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the minimum lot area per dwelling unit to 2,469.6 square feet for a proposed two-story single family residence with a detached garage; additional variations were granted to the subject property in Cal. No. 118-18-Z and 120-18-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Lubomir Murgas

CAL NO.: 120-18-Z

APPEARANCE FOR: Nicholas Ftikas

MINUTES OF MEETING:
February 16, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2062 N. Bingham Street

NATURE OF REQUEST: Application for a variation to reduce the west front garage feature from the required 20' to zero for a proposed detached garage to serve a propose two-story, single family residence.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

MAR 19 2018

CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 16, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on February 2, 2018; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the west front garage feature from the required 20' to zero for a proposed detached garage to serve a propose two-story, single family residence; additional variations were granted to the subject property in Cal. No. 118-18-Z and 119-18-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE



CHAIRMAN

APPLICANT: 3144 N. Kenmore Condo Association **CAL NO.:** 121-18-Z
APPEARANCE FOR: Same as Applicant **MINUTES OF MEETING:**
 February 16, 2018
APPEARANCE AGAINST: None
PREMISES AFFECTED: 3144 N. Kenmore Avenue

NATURE OF REQUEST: Application for a variation to reduce the rear setback from the required 36' to 27' for a proposed unenclosed catwalk / walkway to access a proposed garage roof deck which shall also contain 540 square feet of relocated rear yard open space.

**ACTION OF BOARD-
 VARIATION GRANTED**

THE VOTE

MAR 19 2018
 CITY OF CHICAGO
 ZONING BOARD OF APPEALS

BLAKE SERCYE
 SHAINA DOAR
 SOL FLORES
 SAM TOIA
 AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 16, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on February 2, 2018; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the rear setback to 27' for a proposed unenclosed catwalk / walkway to access a proposed garage roof deck which shall also contain 540 square feet of relocated rear yard open space; George Blakemore of Chicago, Illinois testified in opposition; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

APPLICANT: David Hapke **CAL NO.:** 122-18-Z
APPEARANCE FOR: John Pikarski **MINUTES OF MEETING:**
February 16, 2018
APPEARANCE AGAINST: None
PREMISES AFFECTED: 3537-39 N. Kostner Avenue

NATURE OF REQUEST: Application for a variation to reduce the north setback from the required 2' to 5", south setback from 2' to 1'-10", combined side setback from 5' to 2'-3" to allow for the subdivision of a zoning lot. The existing single family residence at 3539 N. Kostner shall remain.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

MAR 19 2018
 CITY OF CHICAGO
 ZONING BOARD OF APPEALS

BLAKE SERCYE
 SHAINA DOAR
 SOL FLORES
 SAM TOIA
 AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

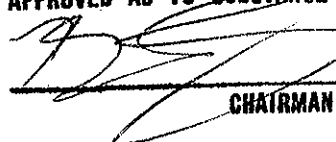
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 16, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on February 2, 2018; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the north setback to 5", south setback to 1'-10", combined side setback to 2'-3" to allow for the subdivision of a zoning lot. The existing single family residence at 3539 N. Kostner shall remain; George Blakemore of Chicago, Illinois testified in opposition; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Alex Veitsman

CAL NO.: 123-18-Z

APPEARANCE FOR: John Pikarski

MINUTES OF MEETING:

February 16, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 618 W. 129th Place

NATURE OF REQUEST: Application for a variation to reduce the front setback from the required 22.82' to 14.12' for a proposed front one story addition to the existing single family residence.

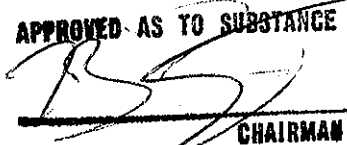
ACTION OF BOARD-
Continued to March 16, 2018 at 9:00 a.m.

THE VOTE

MAR 19 2018
CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Chicago Title Land Trust Company under Trust Agreement
Dated October 17, 2017 Trust #8002376138

CAL NO.: 124-18-Z

APPEARANCE FOR: Liz Butler

MINUTES OF MEETING:
February 16, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1830 N. Mohawk Street

NATURE OF REQUEST: Application for a variation to reduce the front setback from the required 6.6' to zero, rear setback from 33.32' to zero, north setback from 2' to zero (south to be zero), combined side setback from 4.8' to zero for a proposed four-story, single family residence with roof deck, front stairs and landing, fences, and rear open patio.

ACTION OF BOARD-
Continued to March 16, 2018 at 9:00 a.m.

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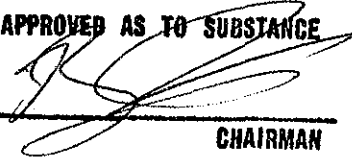
THE VOTE

MAR 19 2018
CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Chicago Title Land Trust Company, as Trustee under Trust Agreement dated October 17, 2017 Trust #8002376138

CAL NO.: 125-18-Z

APPEARANCE FOR: Liz Butler

MINUTES OF MEETING:
February 16, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1830 N. Mohawk Street

NATURE OF REQUEST: Application for a variation to relocate the required rear yard open space on the garage roof deck which will serve a proposed four-story, single family residence with roof deck, front stairs and landing, fences, and rear open patio.

ACTION OF BOARD-
Continued to March 16, 2018 at 9:00 a.m.

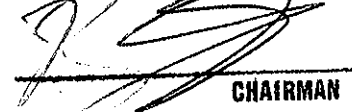
THE VOTE

MAR 19 2018
CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: 2247 W. Armitage Inc.

CAL NO.: 126-18-Z

APPEARANCE FOR: Mark Kupiec

MINUTES OF MEETING:

February 16, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2247 W. Armitage Avenue

NATURE OF REQUEST: Application for a variation to reduce the rear setback from the required 30' to 20' for a proposed stair connection to access a garage roof deck which shall also contain the 156 square feet of relocated rear yard open space.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

MAR 19 2018
CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held February 16, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on February 2, 2018; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the rear setback to 20' for a proposed stair connection to access a garage roof deck which shall also contain the 156 square feet of relocated rear yard open space; George Blakemore of Chicago, Illinois testified in opposition; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

APPLICANT: 2315 W. Armitage Inc.

CAL NO.: 127-18-Z

APPEARANCE FOR: Mark Kupiec

MINUTES OF MEETING:
February 16, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2315 W. Armitage Avenue

NATURE OF REQUEST: Application for a variation to reduce the rear setback from the required 30' to 21.5' for a proposed bridge to access a garage roof deck which shall also contain the 155.83 square feet of relocated rear yard open space.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

MAR 29 2018
CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		


THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 16, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on February 2, 2018; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the rear setback to 21.5' for a proposed bridge to access a garage roof deck which shall also contain the 155.83 square feet of relocated rear yard open space; George Blakemore of Chicago, Illinois testified in opposition; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: EZMB, LLC **CAL NO.:** 128-18-Z
APPEARANCE FOR: Mark Kupiec **MINUTES OF MEETING:**
February 16, 2018
APPEARANCE AGAINST: None
PREMISES AFFECTED: 1448 W. Erie Street

NATURE OF REQUEST: Application for a variation to reduce the front setback from the required 15' to 12.5', rear setback from 37.5' to 21.17' for a proposed three-story, three dwelling unit building with front balconies, rooftop stairway enclosure, rear open porch and detached three-car garage with roof deck.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

MAR 19 2018
CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
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X		
X		

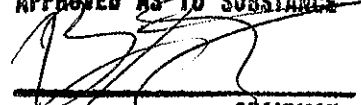
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held February 16, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on February 2, 2018; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the front setback to 12.5', rear setback to 21.17' for a proposed three-story, three dwelling unit building with front balconies, rooftop stairway enclosure, rear open porch and detached three-car garage with roof deck; George Blakemore of Chicago, Illinois testified in opposition; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

~~APPROVED AS TO SUBSTANCE~~

CHAIRMAN

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

APPLICANT: Imagen Beauty Salon, Ltd.

CAL NO.: 129-18-S

APPEARANCE FOR: Same as Applicant

MINUTES OF MEETING:
February 16, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 5147 W. Diversey Avenue

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

**ACTION OF BOARD-
APPLICATION APPROVED**

THE VOTE

MAR 19 2018
CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
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X		
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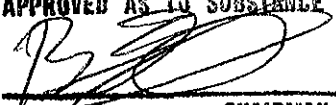
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 16, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on February 2, 2018; and

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

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): provided the special use is issued solely to the applicant, Imagen Beauty Salon, Ltd.

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: David Chavez **CAL NO.:** 130-18-S
APPEARANCE FOR: Same as Applicant **MINUTES OF MEETING:**
February 16, 2018
APPEARANCE AGAINST: None
PREMISES AFFECTED: 10121 S. Ewing Avenue
NATURE OF REQUEST: Application for a special use to establish a beauty salon.

**ACTION OF BOARD-
APPLICATION APPROVED**

THE VOTE

MAR 19 2018
CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
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X		

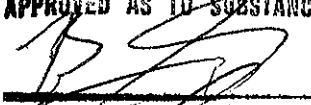
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 16, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on February 2, 2018; and

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

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): provided the special use is issued solely to the applicant, David Chavez.

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

**ZONING BOARD OF APPEALS
CITY OF CHICAGO**

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



APR 30 2018
CITY OF CHICAGO
ZONING BOARD OF APPEALS

Development Group, LLC Montauk

APPLICANT

131-18-S

CALENDAR NUMBER

1233 N. Paulina Street

PREMISES AFFECTED

February 16, 2018

HEARING DATE

ACTION OF BOARD

THE VOTE

The application for the special use is approved subject to the conditions specified below.

Blake Sercye
Shaina Doar
Sol Flores
Sam Toia
Amanda Williams

AFFIRMATIVE	NEGATIVE	ABSENT
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**FINDINGS OF THE ZONING BOARD OF APPEALS
IN THE MATTER OF THE SPECIAL USE APPLICATION FOR 1233 N.
PAULINA STREET BY DEVELOPMENT GROUP, LLC MONTAUK**

I. BACKGROUND

Development Group, LLC Montauk (the "Applicant") submitted a special use application for 1233 N. Paulina Street (the "subject property"). The subject property is currently zoned B3-2 and is vacant. The Applicant proposed to construct a four-story four dwelling unit building ("proposed building") with four indoor parking spaces located at the rear of the proposed building. To permit the proposed building, the Applicant requested a special use to establish residential use below the second floor. In accordance with Section 17-13-0903 of the Chicago Zoning Ordinance, the Zoning Administrator of the City's Department of Planning and Development ("Department") reviewed the application and recommended that it had no objection to the proposed residential use. The Applicant's application had been previously heard by the ZONING BOARD OF APPEALS at its regular meeting held on December 15, 2017, as Board Cal. No. 689-17-S. However, after the hearing, the ZONING BOARD OF APPEALS determined that the written notice required under Section 17-13-0107-A of the Chicago Zoning Ordinance had been defective. Consequently, the decision rendered by the ZONING BOARD OF APPEALS in Board Cal. No. 689-17-S was void. The Applicant therefore re-filed its application with corrected written notice.

APPROVED AS TO SUBSTANCE

CHAIRMAN

II. PUBLIC HEARING

A. The Hearing

The ZONING BOARD OF APPEALS held a public hearing on the Applicant's special use application at its regular meeting held on February 16, 2018, after due notice thereof as provided under Section 17-13-0107-B of the Chicago Zoning Ordinance and by publication in the *Chicago Sun-Times*. In accordance with the ZONING BOARD OF APPEALS' Rules of Procedure, the Applicant had submitted its proposed Findings of Fact. Two of the Applicant's managers, Mr. Chris DeLeeuw and Mr. Paul DeLeeuw, and its attorney Ms. Sara Barnes were present. The Applicant's architect Mr. John Hanna and its real estate appraiser Mr. Joseph Ryan were also present. Mr. Timothy Buckley, an attorney for the neighbor next north at 1239 North Paulina, was also present. The statements and testimony given during the public hearing were given in accordance with the ZONING BOARD OF APPEALS' Rules of Procedure.

The Applicant's attorney Ms. Sara Barnes stated that the Applicant proposed to establish residential use below the second floor at the proposed building on the subject property. She stated that the subject property is an irregularly shaped, substandard sized lot which is situated on the inner angle of an obtuse corner of Paulina Street. She stated that the front of the lot is angled, carrying 38 feet of frontage on Paulina before it curves to the south with an additional 26 feet of frontage. She stated that the lot narrows toward the rear, measuring a little over 15 feet at the public alley.

She stated that the subject property is zoned B3-2, and therefore a special use is required in order to permit the establishment of a residential use below the second floor. She stated that the Applicant seeks to construct a new four-story all-residential building which will have interior parking for four vehicles. She stated that the Applicant is not seeking any variations, as the proposed building's design meets all of the standards and requirements with regard to setbacks, height, size, and density. She stated that this entire block of Paulina Street is wholly residential in nature and that every building on the subject property's side of the block is a multi-family residential building. Because of this, she stated that the Applicant's proposal is compatible with the existing character of development in the neighborhood.

She stated that Mr. Timothy Buckley had been retained by the owner of 1239 North Paulina, the property next north to the subject property. She stated that should the ZONING BOARD OF APPEALS grant the Applicant's application, the Applicant had agreed with the owner of 1239 North Paulina that the Applicant's special use would be bound by certain conditions. She stated that these certain conditions addressed the concerns of the owner of 1239 North Paulina. She submitted to and the ZONING BOARD OF APPEALS accepted into the record an updated site plan documenting two of these conditions. She then read into the record the remainder of the conditions.

The Applicant presented the testimony of one its managers Mr. Chris DeLeeuw. Mr. Chris DeLeeuw testified that he and his brother own the subject property, that he lives in the neighborhood, and that he believes that an all-residential building is compatible with

the surrounding neighborhood. He testified that if he were to continue to testify, his testimony would be in accordance with his affidavit contained in the Applicant's proposed Findings of Fact.

The Applicant presented the testimony of another of its managers Mr. Paul DeLeeuw. Mr. Paul DeLeeuw testified that he was involved in the negotiation of the agreement with the owner of 1239 North Paulina, and that if he were to continue to testify, his testimony would be in accordance with the statements contained in the Applicant's proposed Findings of Fact.

The Applicant presented the testimony of its architect Mr. John Hanna. Mr. Hanna testified that he is a licensed architect in the State of Illinois and that he worked with the owner of 1239 North Paulina to address concerns about the Applicant's site plan. He testified that these concerns had been addressed in the updated site plan submitted to the ZONING BOARD OF APPEALS. He testified that if he were to continue to testify, his testimony would be in accordance with his affidavit contained in the Applicant's proposed Findings of Fact.

The Applicant presented the testimony of its real estate appraiser Mr. Joseph Ryan. Mr. Ryan testified that he is a certified general appraiser, that the residential use is compatible with the surrounding area, and that the proposed special use meets all of the criteria for a special use. He testified that if he were to continue to testify, his testimony would be in accordance with his report contained in the Applicant's proposed Findings of Fact.

The ZONING BOARD OF APPEALS stated it had a copy of Mr. Ryan's report.

Mr. Timothy Buckley, an attorney for the neighbor next north at 1239 North Paulina, stated that he had no comments for the record.

B. Criteria for a Special Use

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

III. FINDINGS OF FACT

After careful consideration of the evidence, testimony and the entire record, including the Applicant's proposed Findings of Fact, the ZONING BOARD OF APPEALS hereby

makes the following findings with reference to the Applicant's application for a special use pursuant to Section 17-13-0905-A of the Chicago Zoning Ordinance:

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

As stated by Mr. Ryan in his report, should the special use be granted, the Applicant's proposed special use meets all applicable standards of the Chicago Zoning Ordinance.

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

The proposed special use is in the interest of the public convenience and it will not have a significant adverse impact on the general welfare of the neighborhood as the proposed special use will allow the proposed building to be consistent with the residential character of this block of Paulina.

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

The proposed special use will allow for the construction of a 4 unit residential building, which will require no variations, despite the irregular shape of the subject property. As stated by Ms. Barnes, this entire block of Paulina Street is wholly residential in nature and every building on the subject property's side of the block is a multi-family residential building. Therefore, the proposed building will be compatible with its surrounding area.

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

As testified to by Mr. Chris DeLeeuw and Mr. Ryan, the proposed special use will make the proposed building compatible with the character of the surrounding area, as this block of Paulina is already residential. The proposed special use will not generate any additional noise, light or traffic congestion incompatible with the surrounding uses.

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

The residential use will promote pedestrian safety and comfort because it will make the proposed building compatible with the surrounding uses. Additionally, the Applicant will be providing four (4) off street parking spaces, one per dwelling unit, at the rear of the proposed building. The off-street parking will enhance pedestrian safety as well as reducing traffic congestion.

IV. CONCLUSION

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

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

1. The proposed building shall have a minimum two (2) foot setback from the north property line at all points; and
2. The proposed building shall have a minimum three (3) foot setback from the front property line for the thirty eight (38) feet of frontage on Paulina Street; and
3. The Applicant shall seal or waterproof the south principal wall of the building at 1239 North Paulina; and
4. The Applicant shall block-fill and seal the south wall of the garage at 1239 North Paulina; and
5. The Applicant shall grant the owner(s) of 1239 North Paulina a perpetual right of access easement to allow work to be performed on the walls of the building at 1239 North Paulina;
6. The Applicant shall meet with the owner of 1239 North Paulina to allow for a visual inspection of the approved and stamped site plan for the proposed building prior to commencing construction.

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

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

APPLICANT: River Spa Inc.

CAL NO.: 132-18-S

APPEARANCE FOR: Nicholas Ftikas

MINUTES OF MEETING:
February 16, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 7222 N. Harlem Avenue

NATURE OF REQUEST: Application for a special use to establish a massage establishment.

**ACTION OF BOARD-
APPLICATION APPROVED**

THE VOTE

MAR 19 2018
CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

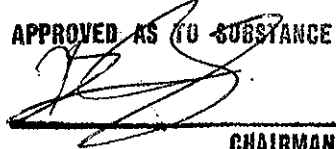
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 16, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on February 2, 2018; and

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

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): provided the special use is issued solely to the applicant, River Spa Inc.

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Carter Paradise Missionary Baptist Church

CAL NO.: 133-18-S

APPEARANCE FOR: Amy Degnan

MINUTES OF MEETING:
February 16, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 6220 S. Damen Avenue

NATURE OF REQUEST: Application for a special use to establish a religious assembly.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

MAR 19 2018
CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

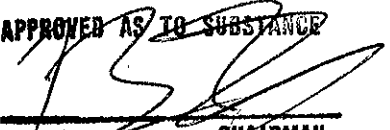
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 16, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on February 2, 2018; and

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

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): provided the special use is issued solely to the applicant, Carter Paradise Missionary Baptist Church.

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: 3280 N. California, LLC

CAL NO.: 637-17-S

APPEARANCE FOR: Sara Barnes

MINUTES OF MEETING:

February 16, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3280 N. California Avenue

NATURE OF REQUEST: Application for a special use to establish residential use and parking below the second floor for a proposed five-story, twenty- five dwelling unit building with enclosed parking.

ACTION OF BOARD-

Continued to June 15, 2018 at 2:00 p.m.

THE VOTE

MAR 19 2018
CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

APPROVED AS TO SUBSTANCE
[Signature]
CHAIRMAN

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

APPLICANT: 3280 N. California, LLC

CAL NO.: 638-17-Z

APPEARANCE FOR: Sara Barnes

MINUTES OF MEETING:
February 16, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3280 N. California Avenue

NATURE OF REQUEST: Application for a variation to reduce the front setback from the required 4.75' to 2', rear setback from 30' to zero on floors containing dwelling units, the enclosed garage setback from the rear property line from 2' to zero for a proposed five-story, twenty- five dwelling unit building with enclosed parking.

ACTION OF BOARD-

Continued to June 15, 2018 at 2:00 p.m.

THE VOTE

MAR 19 2018
CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: 3280 N. California, LLC

CAL NO.: 639-17-Z

APPEARANCE FOR: Sara Barnes

MINUTES OF MEETING:
February 16, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3280 N. California Avenue

NATURE OF REQUEST: Application for a variation to reduce the required loading stall from one to zero for a proposed five-story, twenty-five dwelling unit building with enclosed parking.

ACTION OF BOARD-
Continued to June 15, 2018 at 2:00 p.m.

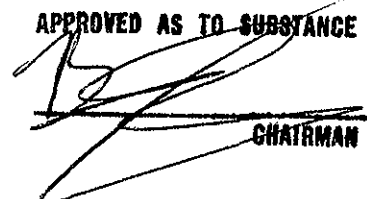
THE VOTE

MAR 19 2018
CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

APPROVED AS TO SUBSTANCE



CHAIRMAN

APPLICANT: Peterson Park Health Care Realty **CAL NO.:** 668-17-S
APPEARANCE FOR: Steven C. Bauer **MINUTES OF MEETING:**
 February 16, 2018
APPEARANCE AGAINST: None
PREMISES AFFECTED: 6141 N. Pulaski Road

NATURE OF REQUEST: Application for a special use to expand an existing nursing home by adding a front second floor addition and a front carport.

**ACTION OF BOARD-
 APPLICATION APPROVED**

THE VOTE

MAR 19 2018
 CITY OF CHICAGO
 ZONING BOARD OF APPEALS

BLAKE SERCYE
 SHAINA DOAR
 SOL FLORES
 SAM TOIA
 AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

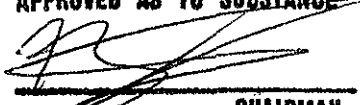
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 19, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 5, 2018; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to expand an existing nursing home by adding a front second floor addition and a front carport; George Blakemore of Chicago, Illinois testified in opposition; a variation was granted to the subject property in Cal. No. 669-178-Z; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): provided the development is consistent with the design and layout of the plans and drawings dated March 23, 2017, prepared by FitzGerald Associates Architects.

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Peterson Park Health Care Realty, LLC **CAL NO.:** 669-17-Z
APPEARANCE FOR: Steve Bauer **MINUTES OF MEETING:**
 February 16, 2018
APPEARANCE AGAINST: None
PREMISES AFFECTED: 6141 N. Pulaski Road

NATURE OF REQUEST: Application for a variation to reduce the front setback from the required 10.06' to 4.08' for a proposed second floor addition and a front carport.

**ACTION OF BOARD-
 VARIATION GRANTED**

THE VOTE

MAR 19 2018
 CITY OF CHICAGO
 ZONING BOARD OF APPEALS

BLAKE SERCYE
 SHAINA DOAR
 SOL FLORES
 SAM TOIA
 AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 19, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-News on January 5, 2018; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the front setback to 4.08' for a proposed second floor addition and a front carport; George Blakemore of Chicago, Illinois testified in opposition; a special use was granted to the subject property in Cal. No. 668-17-S; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Lisa Cartwright

CAL NO.: 672-17-Z

APPEARANCE FOR: Rolando Acosta

MINUTES OF MEETING:
February 16, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2040 N. Fremont Street

NATURE OF REQUEST: Application for a variation to reduce the rear setback from the required 35' to 23.3' for a proposed rear addition with terrace and an unenclosed stairway to access a garage roof deck.

ACTION OF BOARD-

Continued to March 16, 2018 at 9:00 a.m.

THE VOTE

MAR 19 2018
CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: 1941, 1943 & 1945 Larabee, LLC

CAL NO.: 673-17-Z

APPEARANCE FOR: Thomas Moore

MINUTES OF MEETING:
February 16, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1943 N. Larabee Street

NATURE OF REQUEST: Application for a variation to reduce the rear setback from the required 38.1' to 23.5' for a rear open stair that exceeds six feet in height to access two proposed garage roof decks which shall also contain the relocated rear yard open space.

**ACTION OF BOARD-
WITHDRAWN**

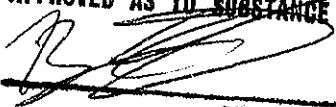
THE VOTE

MAR 19 2018

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: PNC Bank N.A.

CAL NO.: 681-17-S

APPEARANCE FOR: Nicole Daniel

MINUTES OF MEETING:
February 16, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3844 W. Belmont Avenue

NATURE OF REQUEST: Application for a special use to establish a two-lane drive up automatic teller machine which shall be accessory to the existing bank at 3821 W. Belmont Avenue.

ACTION OF BOARD-

Continued to March 16, 2018 at 2:00 p.m.

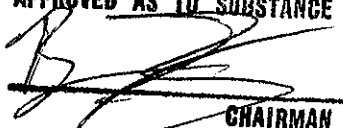
THE VOTE

MAR 19 2018
CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

MAR 19 2018
CITY OF CHICAGO
ZONING BOARD OF APPEALS

APPROVED AS TO SUBSTANCE

CHAIRMAN

**ZONING BOARD OF APPEALS
CITY OF CHICAGO**

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



APR 30 2018
CITY OF CHICAGO
ZONING BOARD OF APPEALS

Pacifico Spa, LLC
APPLICANT

684-17-S
CALENDAR NUMBER

2851 W. Belmont Avenue
PREMISES AFFECTED

**January 18, 2018 &
February 16, 2018**
HEARING DATES

ACTION OF BOARD

THE VOTE

The application for the special use is approved subject to the condition specified below.

Blake Sercye
Shaina Doar
Sol Flores
Sam Toia
Amanda Williams

AFFIRMATIVE	NEGATIVE	ABSENT
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**FINDINGS OF THE ZONING BOARD OF APPEALS
IN THE MATTER OF THE SPECIAL USE APPLICATION FOR 2851 W.
BELMONT AVENUE BY PACIFICO SPA, LLC**

I. BACKGROUND

Pacifico Spa, LLC (the "Applicant") submitted a special use application for 2851 W. Belmont Avenue (the "subject property") for a massage establishment. The subject property is currently zoned B3-1 and is improved with a three-story mixed-used building with first floor storefront retail units. In accordance with Section 17-13-0903 of the Chicago Zoning Ordinance, the Zoning Administrator of the City's Department of Planning and Development recommended approval of the proposed special use provided that such special use was issued solely to the Applicant.

II. PUBLIC HEARING

A. The Hearing

The ZONING BOARD OF APPEALS held public hearings on the Applicant's special use application at its regular meetings held on January 19, 2018, and February 16, 2018, after due notice thereof as provided under Section 17-13-0107-B of the Chicago Zoning Ordinance and by publication in the *Chicago Sun-Times*, and as continued without further notice pursuant to Section 17-13-0108 of the Chicago Zoning Ordinance. In accordance with the ZONING BOARD OF APPEALS' Rules of Procedure, the

APPROVED AS TO SUBSTANCE

CHAIRMAN

Applicant had submitted its proposed Findings of Fact. The Applicant's representative Mr. Pedro Antonio and its attorney Mr. Thomas Moore were present at both the January and February hearing. The Applicant's real estate appraiser Mr. Nickolas Cortesi was present at the January hearing and its real estate appraiser Mr. Joseph Ryan was present at the February hearing. The owner of the subject property Mr. Ramiro Barajas was present at the February hearing. The Applicant's massage therapists Ms. Wendy Kittinger and Mr. John Lye were present at the February hearing. Alderman Deb Mell testified in opposition to the application at the January hearing. George Blakemore, address unknown, testified in opposition to the application at the February meeting. The statements and testimony given during the public hearing were given in accordance with the ZONING BOARD OF APPEALS' Rules of Procedure.

At the January 19, 2018 hearing, the Applicant presented the testimony of its representative Mr. Pedro Antonio. Mr. Antonio testified that he has a lease for the subject property. He testified that he has a diverse business background, including working as a manager in a restaurant, driving for Uber, and operating a computer repair shop at the subject property. He testified that the computer repair business was not succeeding, so he wished to operate a different business at the subject property. He testified that he met Ms. Wendy Kittinger when she was a customer of the computer repair shop and learned that she worked in a massage establishment.

The ZONING BOARD OF APPEALS asked Mr. Antonio if Ms. Kittinger would be the operator of the massage studio, as Mr. Antonio did not seem to have any experience in the massage business. In response, the Applicant's attorney Mr. Thomas Moore stated that Mr. Antonio would be the operator.

In response to further questions from the ZONING BOARD OF APPEALS, Mr. Antonio testified that he will have one massage station for now but may add more. He testified that Ms. Kittinger would be doing the massages. He testified that the subject property has three massage rooms. He testified that he believes there is a need for a massage studio in the area as there currently are none, and that it would be a compatible use with the neighboring properties, which include a muffler shop and a restaurant. He testified that the subject property is accessible by public transit. He testified that he was unsure of the requirements to become a licensed massage therapist.

The Applicant then presented the testimony of its real estate appraiser Mr. Nicholas Cortesi. Mr. Cortesi testified that the proposed special use will serve the public convenience because there are no massage studios in the area. He testified that the proposed special use will fit in terms of building scale because it will be a storefront in a series of storefronts. He testified that the application complies with all of the applicable standards of the zoning ordinance. He testified that the proposed special use will promote pedestrian safety and comfort because people can walk from the blue line and bus stops on Belmont Avenue. He testified that it was his professional opinion that the proposed special use will not have a negative effect on the surrounding neighborhood. He testified that his opinion was based on a market study showing that massage studios do not cause any depreciation in surrounding property values.

In response to further questions from the ZONING BOARD OF APPEALS regarding Mr. Antonio's business plan, Mr. Antonio testified that he believed this was a good location for a massage establishment because there are condos located across the street. He testified that he thought he might charge \$45 for a 30 minute massage, and \$60 or \$70 for a 60 minute massage. He testified that he would be operating the front desk during business hours. He testified that if Ms. Kittinger left, he would hire somebody else with a license. He testified that he does not have a written contract with Ms. Kittinger.

Alderman Deb Mell (the "Alderman") testified in opposition to the application. She testified that she had received complaints from her constituents about an unlicensed massage studio being operated at the subject property. She testified that she contacted the City's Department of Business Affairs ("Business Affairs"). She testified that Business Affairs issued a cease and desist order because Business Affairs found the Applicant operating without a business license. She testified that she met with Mr. Antonio and toured the subject property. She testified that in her opinion the facility was not clean or inviting and that the property was in disrepair. She testified that Mr. Antonio could not tell her where the massage therapist he planned to hire currently worked, which she found disconcerting.

The ZONING BOARD OF APPEALS then continued the matter so that the Applicant could bring Ms. Kittinger to testify before the ZONING BOARD OF APPEALS, as the ZONING BOARD OF APPEALS determined that Ms. Kittinger is an integral part of the operations of the proposed massage establishment.

At the February 16, 2018 hearing, the Applicant provided testimony from Ms. Wendy Kittinger. Ms. Kittinger testified that she has been a licensed massage therapist in the State of Illinois since 2006. She testified that she studied massage therapy at Northwestern Business College and passed the state board exam. She testified that her work experience includes doing clinical massage and relaxation massage. She testified that she had worked for chiropractors and Massage Envy. She testified that she met Mr. Antonio when she took a broken laptop to his computer repair shop. She testified that she and Mr. Antonio discussed opening a massage studio. She testified that she would work as an independent contractor for the Applicant and testified as to her fee schedule. She testified that she does not engage in any illegal activities as part of her massage practice.

The Applicant then presented the testimony of Mr. John Lye. Mr. Lye testified as to his education and work experience as a licensed massage therapist. He testified that he would report illegal activity if he saw any.

The Applicant then presented the testimony of its real estate appraiser Mr. Joseph Ryan. The ZONING BOARD OF APPEALS recognized Mr. Ryan as an expert in real estate appraisal. Mr. Ryan testified that this facility is typical for a massage establishment. He testified that the application meets all of the criteria necessary to grant a special use. He testified that commercial corridors like these are in need of small

businesses and many small businesses are personal service businesses, so the proposed special use does conform to the character of the surrounding neighborhood. He testified that the proposed special use would not have any negative effect on the surrounding property values.

The Applicant then presented the testimony of its representative Mr. Antonio. Mr. Antonio testified that he would be willing to enter into a plan of operations with the Alderman.

The Applicant presented the testimony of Mr. Ramiro Barajas, the owner of the subject property. Mr. Barajas testified that he also agreed to have a plan of operations with the Alderman.

Mr. George Blakemore, address unknown, testified in opposition to the application.

B. Criteria for a Special Use

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

III. FINDINGS OF FACT

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

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

As testified by Mr. Cortesi and Mr. Ryan, the proposed special use complies with all applicable standards of the Chicago Zoning Ordinance.

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

As testified by Mr. Cortesi and Mr. Ryan, the proposed special use is in the interest of the public convenience because there are no other massage studios in the area, and therefore the proposed special use will provide a service to this area. As testified by Mr. Cortesi and Mr. Ryan, the establishment of massage studios does not have any detrimental or adverse impact on the general welfare of the neighborhood.

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

The proposed special use will be located inside the existing building and therefore will be compatible with the character of the surrounding area in terms of site planning and building scale and project design.

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

As testified by Mr. Cortesi, the proposed special use is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise and traffic generation because it is a small business use that is similar to the neighboring small business uses.

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

As testified by Mr. Cortesi, the proposed special use is designed to promote pedestrian safety and comfort because it is accessible by the CTA blue line and the Belmont Avenue bus.

IV. CONCLUSION

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

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

1. The special use shall be nontransferable and limited solely to Pacifico Spa, LLC.

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

**ZONING BOARD OF APPEALS
CITY OF CHICAGO**

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



APR 30 2018
CITY OF CHICAGO
ZONING BOARD OF APPEALS

Patrick Sebring
APPLICANT

**13-18-Z, 14-18-Z, &
15-18-Z**
CALENDAR NUMBERS

1803 W. Wabansia Avenue
PREMISES AFFECTED

February 16, 2018
HEARING DATE

ACTION OF BOARD

THE VOTE

The applications for the variations are denied.

	AFFIRMATIVE	NEGATIVE	ABSENT
Blake Sercy	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Shaina Doar	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sol Flores	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sam Toia	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Amanda Williams	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**FINDINGS OF THE ZONING BOARD OF APPEALS
IN THE MATTER OF THE VARIATION APPLICATIONS FOR 1803 W.
WABANSIA AVENUE BY PATRICK SEBRING**

I. BACKGROUND

Mr. Patrick Sebring (the "Applicant") submitted a variation application for 1803 W. Wabansia Avenue (the "subject property"). The subject property is currently zoned RS-3 and is currently improved with a single-family home and detached garage. The detached garage had been built without a building permit. To obtain a building permit and therefore legalize the garage, the Applicant sought variations to: (1) reduce the rear setback from the required 2' to 0.5'; (2) relocate the required rear yard open space to the roof of the garage; and (3) reduce the required parking spaces from two to one.

II. PUBLIC HEARING

A. The Hearing

The ZONING BOARD OF APPEALS held a public hearing on the Applicant's variation application at its regular meeting held on February 16, 2018, after due notice thereof as provided under Section 17-13-0107-B of the Chicago Zoning Ordinance and by publication in the *Chicago Sun-Times*, and as continued without further notice pursuant to Section 17-13-0108 of the Chicago Zoning Ordinance. In accordance with the ZONING BOARD OF APPEALS' Rules of Procedure, the Applicant had submitted

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CHAIRMAN

its proposed Findings of Fact. The Applicant's wife Ms. Mary Grace Sebring and the Applicant's attorney Mr. Nicholas Ftikas were present. The Applicant's architect Mr. Joe Bernardi was also present. Testifying in opposition to the applications was Mr. George Blakemore. The statements and testimony given during the public hearing were given in accordance with the ZONING BOARD OF APPEALS' Rules of Procedure.

The Applicant's attorney Mr. Nicholas Ftikas stated that the Applicant had purchased the subject property from a contractor. He stated that the contractor had renovated the single-family home on the subject property pursuant to a building permit. He stated, however, that the contractor had constructed the detached garage on the subject property without first amending the building permit for the single-family home. He stated that the Applicant was now trying to bring the detached garage into compliance with the Chicago Zoning Ordinance and explained to the ZONING BOARD OF APPEALS the necessity of the three variations.

Ms. Mary Grace Sebring testified that she and her husband owned the subject property. She testified that she resided at the subject property. She testified that she desired to bring the garage into compliance with the Chicago Zoning Ordinance. She testified that she had learned the garage had been built without a building permit. She testified that the garage had been built prior to her and her husband purchasing the subject property. She testified that the garage had a garage roof-deck and that said garage roof-deck was important to her because it functioned as her home's primary outdoor space. She testified that the subject property was only eighty feet (80') deep.

The Applicant's architect Mr. Joe Benardi testified that he was with KLLM architects and was the project architect for the subject property. He testified that he had over thirty (30) years of work experience and that he designed the program of development for the renovation of the subject property by the contractor. He testified that he was also tasked with obtaining a building permit for the garage so that the garage would be brought into compliance. He testified that the subject property's eighty foot (80') lot depth was the practical difficulty in this case because with an eighty foot (80') lot depth, any garage would encroach into the two foot (2') rear setback. He testified that this was consistent with other garages on this stretch of Wabansia Avenue. He testified that it was his belief that the garage would still fit two cars.

The ZONING BOARD OF APPEALS then asked for the Applicant to go over the timeline as to how the contractor built the garage without a permit.

Mr. Ftikas stated that an original permit was issued for the scope of the renovation project for the single-family home. He stated that the garage got built during that construction. He stated he did not know how the subject property passed the City's new construction inspection. He stated that after the building permits were closed out, a notice from the City was sent that the as-built plans for the subject property did not match the plans on the building permit. He stated that the as-built plans did not match the plans on the building permit because the as-built plans included the garage. He stated that the architects who had done the plan of development did not know the garage had gone up

and so the architects went out to the subject property and drew the garage as-built. He stated that the Applicant was now trying to bring the garage into compliance.

The ZONING BOARD OF APPEALS then asked how the hardship was not self-created.

Mr. Ftikas stated that the hardship was not self-created because the Applicant did not own the subject property when the garage was constructed. He also stated that due to the subject property's short lot depth and the single-family home already on the subject property, the Applicant would be before the ZONING BOARD OF APPEALS to request the same relief even if the garage were not yet built. He coincided that the money required to take down the garage was not a practical difficulty upon which the Applicant could rely to meet the necessary criteria for a variation but maintained that because the Applicant had not owned the subject property when the garage was erected the hardship was not self-created.

The ZONING BOARD OF APPEALS stated that the Applicant probably would not have purchased the subject property if there had not been the garage. It then stated that it was confused as to how a non-compliant garage that existed after the Applicant purchased the subject property had anything to do with the subject property's short lot depth. The ZONING BOARD OF APPEALS then asked if there was a previous garage on the subject property.

Mr. Ftikas stated that there was a foundation for a previous garage. He stated that, however, that he did not want to misstate and was not sure if a garage ever existed. He stated that there had been a frame addition to the single-family home that had been taken down as part of the renovation.

Mr. George Blakemore, address unknown, testified in opposition to the application. He then asked if the Applicant had had a meeting with the ward alderman.

The ZONING BOARD OF APPEALS then asked if the Applicant had been in correspondence with either the neighbors to the subject property or the ward alderman.

Mr. Ftikas stated that without speaking for the ward alderman, it was his understanding that the alderman's concern was that the garage be a detached garage. He stated that he knew of no objections from the neighbors of the subject property.

B. Criteria for a Variation

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

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

Pursuant to Section 17-13-1107-C of the Chicago Zoning Ordinance, in making its determination of whether practical difficulties or particular hardships exist, the Zoning Board of Appeals must take into consideration the extent to which evidence has been submitted substantiating the following facts: (1) the particular physical surroundings, shape or topographical condition of the specific property involved would result in a particular hardship upon the property owner as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out; (2) the conditions upon which the petition for a variation is based would not be applicable, generally, to other property within the same zoning classification; (3) the purpose of the variation is not based exclusively upon a desire to make more money out of the property; (4) the alleged practical difficulty or particular hardship has not been created by any person presently having an interest in the property; (5) the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; and (6) the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.

III. FINDINGS OF FACT.

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

1. *Strict compliance with the regulations and standards of the Chicago Zoning Ordinance would not create practical difficulties or particular hardships for the subject property.*

Mr. Ftikas argued that the practical difficulty or particular hardship in this case is that the subject property's lot depth is only eighty feet (80'). However, the fact remains that the Applicant is attempting to legalize a garage that was built not only without a building permit but also in disregard of the Chicago Zoning Ordinance. A practical difficulty or particular hardship cannot mean that a "piece of property is better adapted for a forbidden use than the one for which it is permitted, or that a variation would be to the owner's profit or advantage or

convenience.” *River Forest State & Trust Co. v. Zoning Board of Appeals of Maywood*, 34 Ill.App.2d 412, 419 (1st Dist. 1961). Granting the variations in this instance would allow the subject property to be put to a forbidden use as the variations would allow an unpermitted garage to remain in violation of the Chicago Zoning Ordinance. Moreover, the variations would be solely for the Applicant’s advantage or convenience. While Ms. Sebring testified that maintaining the garage roof-deck is important to her because it functions as her family’s primary outdoor space, the plans submitted by the Applicant to the ZONING BOARD OF APPEALS clearly show that if the unpermitted garage had not been erected, the Applicant would have an ample rear yard of 19’ x 24’. Therefore, Ms. Sebring’s testimony cannot be considered evidence of practical difficulties or hardship with respect to substandard lot depth. Instead, it can only be taken as evidence that the Applicant is attempting to legalize an unpermitted garage for his own advantage and convenience.

2. *The requested variations are not consistent with the stated purpose and intent of the Chicago Zoning Ordinance.*

The requested variations do not maintain orderly and compatible land use and development patterns. This is because the variations are requested solely to legalize a garage built without a building permit and in disregard to the Chicago Zoning Ordinance.

After careful consideration of the evidence, testimony and the entire record, including the Applicant’s proposed Findings of Fact, the ZONING BOARD OF APPEALS hereby makes the following findings with reference to the Applicant’s application for a variation pursuant to Section 17-13-1107-B of the Chicago Zoning Ordinance:

1. *The property in question can yield a reasonable return if permitted to be used only in accordance with the standards of the Chicago Zoning Ordinance.*

The Applicant’s proposed Findings of Fact argue that maintaining usable open space on a substandard zoning lot makes it impossible for the property to yield a reasonable rate of return. However, as noted above, if the unpermitted garage had not been erected on the property, the Applicant would have an ample rear yard of 19’ x 24’.

After careful consideration of the evidence, testimony and the entire record, including the Applicant’s proposed Findings of Fact, the ZONING BOARD OF APPEALS hereby makes the following findings with reference to the Applicant’s application for a variation pursuant to Section 17-13-1107-C of the Chicago Zoning Ordinance:

1. *The particular physical surroundings, shape or topographical condition of the specific property involved would not result in a particular hardship upon the*

property owner as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out.

As noted above, Mr. Ftikas attempted to argue that it was the Applicant's substandard lot size that necessitated the variations. However, as also noted above, the fact remains that the Applicant is attempting to legalize a garage that was built without permits and in disregard of the Chicago Zoning Ordinance. The ZONING BOARD OF APPEALS finds that the failure to build with a building permit and to the standards of the Chicago Zoning Ordinance is not a hardship.

2. *The purpose of the variations are based exclusively upon a desire to make more money out of the property.*

The variations would allow the Applicant to legalize the unpermitted garage. If the garage were legalized, the Applicant would not have to tear down the garage. As allowing the garage to remain on the property would obviously cost less than tearing down the garage, the purpose of the variations is based exclusively upon a desire to make more money out of the property.

3. *The alleged practical difficulty or particular hardship has been created by the Applicant.*

Mr. Ftikas argued that it was the contractor that built the unpermitted garage. However, according to the timeline set forth by the Applicant's attorney, the Applicant purchased the subject property *after* the unpermitted garage had been erected. Therefore, the Applicant did create its own hardship of an unpermitted garage in that it purchased property with an unpermitted garage erected on it. After all, nowhere is the rule of *caveat emptor* more strictly followed than in sales involving an interest in real property.

IV. CONCLUSION

For all of these reasons, the ZONING BOARD OF APPEALS finds that the Applicant has not proved its case by evidence, testimony and the entire record, including the Applicant's proposed Findings of Fact, covering the specific criteria for a variation pursuant to Sections 17-13-1107-A, B and C of the Chicago Zoning Ordinance.

The ZONING BOARD OF APPEALS hereby denies the Applicant's applications for variations.

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

**ZONING BOARD OF APPEALS
CITY OF CHICAGO**

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APR 30 2018
CITY OF CHICAGO
ZONING BOARD OF APPEALS

Mohammed Shah
APPLICANT

29-18-Z
CALENDAR NUMBER

3201 S. Archer Avenue
PREMISES AFFECTED

February 16, 2018
HEARING DATE

ACTION OF BOARD

THE VOTE

The application for the variation is approved.

Blake Sercye
Shaina Doar
Sol Flores
Sam Toia
Amanda Williams

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

**FINDINGS OF THE ZONING BOARD OF APPEALS
IN THE MATTER OF THE VARIATION APPLICATION FOR 3201 S. ARCHER
AVENUE BY MOHAMMED SHAH**

I. BACKGROUND

Mr. Mohammed Shah (the "Applicant") submitted a variation application for 3201 S. Archer Avenue (the "subject property"). The subject property is currently zoned B2-5 and is improved with a seventeen (17) unit single room occupancy building (the "SRO"). The Applicant proposed to rehabilitate the SRO. As part of his program of rehabilitation, the Applicant proposed to add four (4) more units for a total of twenty-one (21) units. To permit this expansion, the Applicant sought a variation to reduce the required parking from two (2) spaces to zero (0) spaces.

II. PUBLIC HEARING

A. The Hearing

The ZONING BOARD OF APPEALS held a public hearing on the Applicants' variation application at its regular meeting held on February 16, 2018, after due notice thereof as provided under Section 17-13-0107-B of the Chicago Zoning Ordinance and by publication in the *Chicago Sun-Times*, and as continued without further notice pursuant to Section 17-13-0108 of the Chicago Zoning Ordinance. In accordance with the ZONING BOARD OF APPEALS' Rules of Procedure, the Applicant had submitted his proposed Findings of Fact. The Applicant Mr. Mohammed Shah and his attorney Mr. John Pikarski were present. The Applicant's architect Mr. Kinman Auyeung and his

APPROVED AS TO SUBSTANCE

CHAIRMAN

traffic consultant Mr. Tim Doron were also present. Testifying in opposition to the application were Ms. Christine Low, of 3228 S. Paulina, Mr. Yuk Mui, of 3205 S. Paulina, and Mr. George Blakemore, address unknown (collectively, the "Objectors"). The statements and testimony given during the public hearing were given in accordance with the ZONING BOARD OF APPEALS' Rules of Procedure.

The Applicant's attorney Mr. John Pikarski explained to the ZONING BOARD OF APPEALS that the subject property was an unusually shaped lot. He stated that the subject property had 25 frontage feet on Archer Avenue with 114 feet on one side, 40 feet on another side, and 147 feet on the last side. He stated that Archer Avenue is much higher than the subject property's grade making entry from Archer Avenue for parking impossible. Mr. Pikarski then stated that the subject property had been rezoned to permit the addition of the four (4) units.

The Applicant Mr. Mohammed Shah testified that he owned the subject property and that the subject property has never had a parking space. He testified that the requested variation would allow him to add four (4) more much needed units to the SRO and that the variation would not alter the essential character of the neighborhood. He further testified that the variation would not be detrimental to the neighborhood, would not impair light and air, would not increase street congestion, would not increase the danger of fire or endanger public safety, and would not diminish property values.

In response to questions by the ZONING BOARD OF APPEALS, Mr. Shah further testified that he had purchased the SRO in 2015 and had therefore been running the SRO for a little more than two years. He testified that he owned another single occupancy building a block away at 3124 S. Ashland (the "Ashland SRO"). He testified that he had been running the Ashland SRO for nine years. He testified that he believed there was a need for single room occupancy buildings in the area.

The Applicant presented the testimony of his architect Mr. Kinman Auyeung. Mr. Auyeung testified that the front of the subject property was below the grade of Archer Avenue. He testified that in addition, since Archer Avenue is a state road at this location, obtaining a curb cut would be impossible. He testified that while there is a small space at the rear of the subject property, such space would not be a legal parking space within the meaning of the Chicago Zoning Ordinance.

In response to further questions by the ZONING BOARD OF APPEALS, Mr. Pikarski stated that only the manager of the SRO owns a car. He stated that the manager lives on-site.

The Applicant presented the testimony of its traffic consultant Mr. Tim Doron. The ZONING BOARD OF APPEALS recognized Mr. Doron's credentials as an expert in traffic. Mr. Doron testified that providing two parking spaces would be impossible on the subject property due to: (1) the grade differential between Archer Avenue and the subject property; and (2) the size of the subject property. He testified that while a mini-car could be perhaps squeezed onto the subject property, this would impact the pedestrian

environment of the neighboring residential area as it would impede the sidewalk. He testified that there is plentiful public transportation in the area and that the profile of the neighborhood is fixed-income elderly, a population profile that is unlikely to have cars. He further testified that there is ample unrestricted on-street parking. He testified that within 900 feet of the subject property, there are 135 on-street parking spaces. He testified that he had performed a count of these spaces at the peak time when people are at home with their cars and determined that of these 135 spaces 36 were available. He then testified that if someone wanted to park his or her car within 100 feet of this SRO it would be very doable. He then presented and the ZONING BOARD OF APPEALS accepted into evidence a copy of his report detailing his findings. He then testified that it was his conclusion that the variation request was very logical and should be granted.

Mr. Pikarski requested the ZONING BOARD OF APPEALS limit any testimony of the Objectors to testimony with respect to the requested variation.

The ZONING BOARD OF APPEALS granted Mr. Pikarski's request and reminded the Objectors that the ZONING BOARD OF APPEALS could only take into consideration the criteria for a variation as set forth in the Chicago Zoning Ordinance.

Ms. Christine Low, of 3228 S. Paulina Street, testified that there was a shortage of parking in the area because no one wanted to walk far from his or her home.

Mr. Yuk Mui, of 3205 S. Paulina, testified that he was concerned not only about parking but also security.

The ZONING BOARD OF APPEALS again stated that its purview was zoning and that any concerns related to security should be raised by Mr. Mui in another forum, such as with the ward alderman.

Mr. George Blakemore, address unknown, testified that he believed the Applicant should provide two parking spaces.

In response to the Objectors' testimony, Mr. Pikarski stated that there is a desperate need for single room occupancy units in the City, especially clean and well-run single room occupancy units. He stated that the Applicant was seeking to reconfigure the SRO so he could add more units.

In response to further questions by the ZONING BOARD OF APPEALS, Mr. Shah testified that the Ashland SRO had twenty-one (21) units. He testified that, at the Ashland SRO, only the on-site manager had a car. He testified that he had never had any problems with any City departments, including the Building Department, Health Department, and the Department of Business Affairs and Consumer Protection, with respect to the Ashland SRO. He testified that he had never been cited by the City with respect to the Ashland SRO.

B. Criteria for a Variation

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

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

Pursuant to Section 17-13-1107-C of the Chicago Zoning Ordinance, in making its determination of whether practical difficulties or particular hardships exist, the ZONING BOARD OF APPEALS must take into consideration the extent to which evidence has been submitted substantiating the following facts: (1) the particular physical surroundings, shape or topographical condition of the specific property involved would result in a particular hardship upon the property owner as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out; (2) the conditions upon which the petition for a variation is based would not be applicable, generally, to other property within the same zoning classification; (3) the purpose of the variation is not based exclusively upon a desire to make more money out of the property; (4) the alleged practical difficulty or particular hardship has not been created by any person presently having an interest in the property; (5) the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; and (6) the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.

III. FINDINGS OF FACT.

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

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

As Mr. Doron very credibly testified, because of the grade differential between Archer Avenue and the subject property and the size of the subject property, strict compliance with the regulations and standards of the Chicago Zoning Ordinance would create practical difficulties and particular hardships.

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

The requested variation promotes the rehabilitation and reuse of older buildings pursuant to Section 17-1-0511 of the Chicago Zoning Ordinance. The requested variation also maintains a range of housing choices and options pursuant to Section 17-1-0512 of the Chicago Zoning Ordinance.

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

1. *The property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of the Chicago Zoning Ordinance.*

As stated in the Applicant's proposed Findings of Fact, the SRO is in need of rehabilitation. In order to finance the rehabilitation, the Applicant will provide four (4) additional single room occupancy units. Adding these four (4) units is what triggers the requirement of on-site parking for the subject property. Because of the grade differential between Archer Avenue and the subject property and the size of the subject property, on-site parking is impossible. Therefore, the subject property cannot yield a reasonable return if permitted to be used only in accordance with the standards of the Chicago Zoning Ordinance.

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

The grade differential between Archer Avenue and the subject property and the size of the subject property are unique circumstances that are not generally applicable to other single room occupancy buildings.

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

No parking currently exists at the subject property. As Mr. Pikarski stated, only the on-site manager for the SRO has a car. Four (4) additional units would not

change this. Further, as Mr. Doron very credibly testified there is ample unrestricted on-street parking within 900 feet of the subject property.

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

1. *The particular physical surroundings, shape or topographical condition of the specific property involved would result in a particular hardship upon the property owner as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out.*

As noted above, the grade differential between Archer Avenue and the subject property and the size of the subject property result in particular hardship upon the Applicant.

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

The grade differential between Archer Avenue and the subject property and the size of the subject property are conditions that are not applicable, generally, to other property in the B2-5 zoning district.

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

As Mr. Shah credibly testified, the purpose of the variation is so that he can rehabilitate the SRO. This rehabilitation will allow the addition of quality single room occupancy units in the area. As Mr. Pikarski noted, the City is in need of quality single occupancy units.

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

Mr. Shah neither created the grade differential between Archer Avenue and the subject property nor the size of the subject property.

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

The granting of the variation will allow the Applicant to rehabilitate the SRO. This will be beneficial to the public welfare and will not be injurious to other property or improvements in the neighborhood.

6. *The variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.*

The variation will not impair an adequate supply of light and air to adjacent property because the physical improvements on the subject property will not change. Further, due to Mr. Doron's testimony it is clear that the variation will not increase congestion in the public streets. The variation will not increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood because, again, the physical improvements on the subject property will not change.

IV. CONCLUSION

For all of these reasons, the ZONING BOARD OF APPEALS finds that the Applicant has proved its case by evidence, testimony and the entire record, including the Applicant's proposed Findings of Fact, covering the specific criteria for a variation pursuant to Sections 17-13-1107-A, B and C of the Chicago Zoning Ordinance.

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

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

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

APPLICANT: Foster Shell Mart, Inc.

CAL NO.: 50-18-S

APPEARANCE FOR: Richard Kruse

MINUTES OF MEETING:
February 16, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 5147-49 N. Kimball Avenue/5149-57 W. Foster Avenue

NATURE OF REQUEST: Application for a special use to establish a new one-story retail building with a one lane car wash to serve the existing gas station facility.

ACTION OF BOARD-

Continued to March 16, 2018 at 2:00 p.m.


THE VOTE

MAR 19 2018
CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

APPROVED AS TO SUBSTANCE



CHAIRMAN

APPLICANT: Nail One Chicago

CAL NO.: 51-18-S

APPEARANCE FOR: Jim Kurotsuchi

MINUTES OF MEETING:
February 16, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 7952 S. Ashland Avenue

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

**ACTION OF BOARD-
APPLICATION APPROVED**

THE VOTE

MAR 19 2018
CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
		X
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 19, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 5, 2018; and

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

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): provided the special use is issued solely to the applicant, Nail One Chicago.

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

APPROVED AS TO SUBSTANCE



CHAIRMAN

APPLICANT: Stockyards Materials, LLC

CAL NO.: 53-18-S

APPEARANCE FOR: Richard Toth

MINUTES OF MEETING:
February 16, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3981-4031 S. Ashland Avenue

NATURE OF REQUEST: Application for a special use to establish a reprocessible construction /demolition material facility.

**ACTION OF BOARD-
APPLICATION APPROVED**

THE VOTE

MAR 19 2018
CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		


THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 16, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on February 2, 2018; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a reprocessible construction / demolition material facility; George Blakemore of Chicago, Illinois testified in opposition; two additional special uses were granted to the subject property in Cal. Nos. 54-18-S and 55-18-S; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): provided the special use is issued solely to the applicant, Stockyards Materials, LLC, and the development is consistent with the design and layout of the landscape plan dated February of 2018, prepared by Andrews Engineering, Inc.

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

APPLICANT: Stockyards Materials, LLC **CAL NO.:** 54-18-S
APPEARANCE FOR: Richard Toth **MINUTES OF MEETING:**
 February 16, 2018
APPEARANCE AGAINST: None
PREMISES AFFECTED: 3981-4031 S. Ashland Avenue

NATURE OF REQUEST: Application for a special use to establish a modified transfer station.

**ACTION OF BOARD-
 APPLICATION APPROVED**

THE VOTE

MAR 19 2018
 CITY OF CHICAGO
 ZONING BOARD OF APPEALS

BLAKE SERCYE
 SHAINA DOAR
 SOL FLORES
 SAM TOIA
 AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 16, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on February 2, 2018; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a modified transfer station; George Blakemore of Chicago, Illinois testified in opposition; two additional special uses were granted to the subject property in Cal. Nos. 53-18-S and 55-18-S; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): provided the special use is issued solely to the applicant, Stockyards Materials, LLC, and the development is consistent with the design and layout of the landscape plan dated February of 2018, prepared by Andrews Engineering, Inc.

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

APPLICANT: Stockyards Materials, LLC

CAL NO.: 55-18-S

APPEARANCE FOR: Richard Toth

MINUTES OF MEETING:
February 16, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3981-4031 S. Ashland Avenue

NATURE OF REQUEST: Application for a special use to establish a Class V recycling facility.

**ACTION OF BOARD-
APPLICATION APPROVED**

THE VOTE

MAR 19 2018
CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 16, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on February 2, 2018; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a Class V recycling facility; George Blakemore of Chicago, Illinois testified in opposition; two additional special uses were granted to the subject property in Cal. Nos. 53-18-S and 54-18-S; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): provided the special use is issued solely to the applicant, Stockyards Materials, LLC, and the development is consistent with the design and layout of the landscape plan dated February of 2018, prepared by Andrews Engineering, Inc.

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

APPROVED AS TO SUBSTANCE


CHAIRMAN

APPLICANT: Camp Wiggles, LLC

CAL NO.: 60-18-S

APPEARANCE FOR: Nicholas Ftikas

MINUTES OF MEETING:
February 16, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2932 N. Lincoln Avenue

NATURE OF REQUEST: Application for a special use to establish an animal day care and boarding facility (kennel).

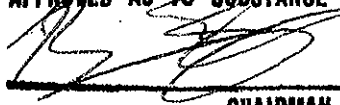
ACTION OF BOARD-
APPLICATION WITHDRAWN

THE VOTE

MAR 19 2018
CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

APPROVED AS TO SUBSTANCE

CHAIRMAN