

ZBA
RESOLUTIONS
AUGUST 17, 2018

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

APPLICANT: Ming-Ju Yang Lee

CAL NO.: 365-18-Z

APPEARANCE FOR: Same as Applicant

MINUTES OF MEETING:
August 17, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 521 N. Drake Avenue

NATURE OF REQUEST: Application for a variation to reduce the north setback from the required 2' to zero, south setback from 2' to zero, combined side setback from 5' to zero, rear setback from 37.49' to 2' for a 10' tall rolling iron gate at the rear of the lot and 6.67' tall iron fence on the sides of rear yard at the existing two-story, two dwelling unit building.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

RECEIVED

SEP 24 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:

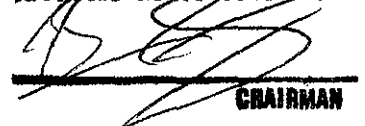
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 17, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 3, 2018; and

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 zero, south setback to zero, combined side setback to zero, rear setback to 2' for a 10' tall rolling iron gate at the rear of the lot and 6.67' tall iron fence on the sides of rear yard at the existing two-story, two dwelling unit building; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that the 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: Paulina Gonzalez dba Beauty Mark 1, Inc. **CAL NO.:** 366-18-S
APPEARANCE FOR: Same as Applicant **MINUTES OF MEETING:**
APPEARANCE AGAINST: None August 17, 2018
PREMISES AFFECTED: 9701 S. Commercial Avenue

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

**ACTION OF BOARD-
APPLICATION APPROVED**

THE VOTE

RECEIVED
 SEP 24 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 August 17, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 3, 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 and nail salon; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all 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, Paulina Gonzalez.

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: Mike Mulryan

CAL NO.: 367-18-Z

APPEARANCE FOR: Sara Barnes

MINUTES OF MEETING:
August 17, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1928 N. Central Park Avenue

NATURE OF REQUEST: Application for a variation to reduce the front setback from the required 18.11' to 14.33', north from 4' to 0.91', combined side setback shall be 20.24' for a proposed second floor addition, a new front porch with 5.14' wide extensions for the existing single family home.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

RECEIVED

SEP 24 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 August 17, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 3, 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 14.33', north to 0.91', combined side setback shall be 20.24' for a proposed second floor addition, a new front porch with 5.14' wide extensions for the existing single family home; an additional variation was granted to subject property in Cal. No. 368-18-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: Mike Mulryan **CAL NO.:** 368-18-Z
APPEARANCE FOR: Sara Barnes **MINUTES OF MEETING:**
August 17, 2018
APPEARANCE AGAINST: None
PREMISES AFFECTED: 1928 N. Central Park Avenue

NATURE OF REQUEST: Application for a variation to increase the building height from the maximum 30' to 32.83' for a proposed second floor addition for the existing single family residence.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

RECEIVED

 SEP 24 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

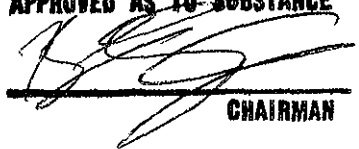
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 17, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 3, 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 building height to 32.83' for a proposed second floor addition for the existing single family residence; an additional variation was granted to subject property in Cal. No. 367-18-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: Agnieszka Damaszk
APPEARANCE FOR: Same as Applicant
APPEARANCE AGAINST: None
PREMISES AFFECTED: 4232 N. Troy Street

CAL NO.: 369-18-Z

MINUTES OF MEETING:
 August 17, 2018

NATURE OF REQUEST: Application for a variation to reduce the rear setback from the required 37.5' to zero, combined side setback from 7.5' to zero on the north and south for an 8' tall fence and an 8.3' tall iron gate at the rear of the property.

**ACTION OF BOARD-
 VARIATION GRANTED**

THE VOTE

RECEIVED

SEP 24 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 August 17, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 3, 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, combined side setback to zero on the north and south for an 8' tall fence and an 8.3' tall iron gate at the rear of the property; 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 ACCURACY

CHAIRMAN

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

APPLICANT: James and Denise Orlin **CAL NO.:** 370-18-Z
APPEARANCE FOR: Kevin Baldwin **MINUTES OF MEETING:**
APPEARANCE AGAINST: None August 17, 2018
PREMISES AFFECTED: 1129 W. Wrightwood Avenue

NATURE OF REQUEST: Application for a variation to increase the existing 4,267.45 square feet of floor area by an amount not to exceed 15% (202.6 square feet) to 4,470.05 square feet for a proposed rear one story addition, rear decks with a solid private screen on the 1st floor and a detached two car garage.

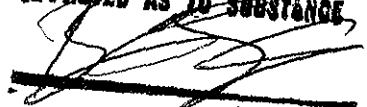
ACTION OF BOARD-
Continued to September 21, 2018 at 2:00 p.m.

THE VOTE

RECEIVED
SEP 24 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: James and Denise Orlin **CAL NO.:** 371-18-Z
APPEARANCE FOR: Kevin Baldwin **MINUTES OF MEETING:**
APPEARANCE AGAINST: None August 17, 2018
PREMISES AFFECTED: 1129 W. Wrightwood Avenue

NATURE OF REQUEST: Application for a variation to reduce the rear setback from the required 34.86' to 34.17', west from 2' to 0.45' (east to be 3.83'), combined side setback from 4.8' to 4.28', reduce the rear from 2' to zero with the garage located less than 10' from the centerline of the alley for a rear one story addition, rear decks with a solid private screen on the 1st floor and a detached two car garage.

ACTION OF BOARD-
Continued to September 21, 2018 at 2:00 p.m.

THE VOTE


RECEIVED

SEP 24 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: Miriam Segovia / Elston & Kimball Liquor Store, LLC **CAL NO.:** 372-18-S

APPEARANCE FOR: Same as Applicant

MINUTES OF MEETING:
August 17, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3753 N. Elston Avenue

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

**ACTION OF BOARD-
APPLICATION APPROVED**

THE VOTE

RECEIVED

SEP 24 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:

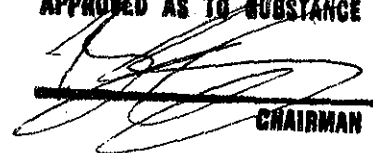
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held August 17, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 3, 2018; and

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 liquor store; 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 hours of operation are limited to Sunday through Friday, 8:00 a.m. to 2:00 a.m., and Saturday from 7:00 a.m. to 2:00 a.m., and the special use is issued solely to the applicant Miriam Segovia.

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: Marquita Archie

CAL NO.: 373-18-Z

APPEARANCE FOR: Nicholas Ftikas

MINUTES OF MEETING:
August 17, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 632 N. Lorel Avenue

NATURE OF REQUEST: Application for a variation to reduce the north setback from the required 4' to 1.9', south setback from 4' to 3.6', combined side setback from 10' to 5.5' for two proposed storage room additions to the existing two-story residential building.

ACTION OF BOARD-
Continued to September 21, 2018 at 2:00 p.m.

THE VOTE

RECEIVED

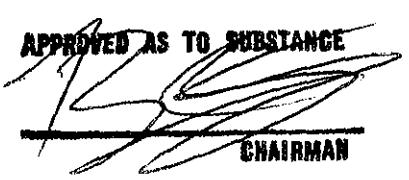
SEP 24 2018

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: Derrig Clybourn, LLC **CAL NO.:** 374-18-S
APPEARANCE FOR: Sara Barnes **MINUTES OF MEETING:**
August 17, 2018
APPEARANCE AGAINST: None
PREMISES AFFECTED: 3116 N. Clybourn Avenue

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

**ACTION OF BOARD-
APPLICATION APPROVED**

THE VOTE

RECEIVED

SEP 24 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		

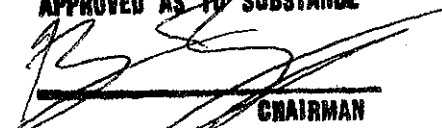
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 17, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 3, 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 residential use below the second floor for a proposed three-story, six dwelling unit building with a detached six car garage; a variation was also granted to the subject property in Cal. No. 375-18-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 March of 2018, prepared by MC and Associates, LLC.

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: Derrig Clybourn, LLC

CAL NO.: 375-18-Z

APPEARANCE FOR: Sara Barnes

MINUTES OF MEETING:

August 17, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3116 N. Clybourn Avenue

NATURE OF REQUEST: Application for a variation to reduce the rear yard on floors containing dwelling units from the required 30' to 2' for a proposed three-story, six dwelling unit building with a detached six car garage.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

RECEIVED

SEP 24 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		

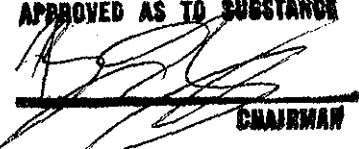
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 17, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 3, 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 on floors containing dwelling units to 2' for a proposed three-story, six dwelling unit building with a detached six car garage; a special use was also granted to the subject property in Cal. No. 374-18-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.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Derrig Clybourn, LLC **CAL NO.:** 376-18-S
APPEARANCE FOR: Sara Barnes **MINUTES OF MEETING:**
APPEARANCE AGAINST: None August 17, 2018
PREMISES AFFECTED: 3122 N. Clybourn Avenue

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

**ACTION OF BOARD-
APPLICATION APPROVED**

THE VOTE

RECEIVED

SEP 24 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		

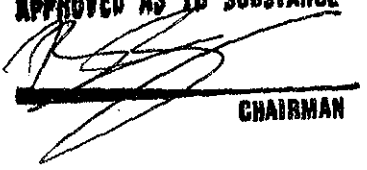
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 17, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 3, 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 residential use below the second floor for a proposed three-story, six dwelling unit building with a detached six car garage; a variation was also granted to the subject property in Cal. No. 377-18-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 March of 2018, prepared by MC and Associates, LLC.

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: Derrig Clybourn, LLC

CAL NO.: 377-18-Z

APPEARANCE FOR: Sara Barnes

MINUTES OF MEETING:
August 17, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3122 N. Clybourn Avenue

NATURE OF REQUEST: Application for a variation to increase the area occupied by an accessory building from the maximum 900 square feet to 958.33 square feet for a detached six car garage to serve a proposed three-story, six dwelling unit building.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

RECEIVED

SEP 24 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 August 17, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 3, 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 area occupied by an accessory building to 958.33 square feet for a detached six car garage to serve a proposed three-story, six dwelling unit building; a special use was also granted to the subject property in Cal. No. 376-18-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.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Omega Station, Inc. **CAL NO.:** 378-18-Z
APPEARANCE FOR: Dean Maragos **MINUTES OF MEETING:**
August 17, 2018
APPEARANCE AGAINST: None
PREMISES AFFECTED: 7236-38 N. Harlem Avenue

NATURE OF REQUEST: Application for a variation to establish a public place of amusement license to provide an electronic game console which is located within 125' of a residential zoning district.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

RECEIVED

SEP 24 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		

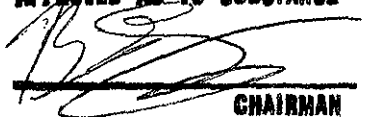
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 17, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 3, 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 public place of amusement license to provide an electronic game console which is located within 125' of a residential zoning district; 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: NBM Development, LLC **CAL NO.:** 379-18-S
APPEARANCE FOR: Mark Kupiec **MINUTES OF MEETING:**
APPEARANCE AGAINST: None August 17, 2018
PREMISES AFFECTED: 1452 N. Leavitt Street

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

**ACTION OF BOARD-
APPLICATION APPROVED**

THE VOTE

RECEIVED

SEP 24 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		

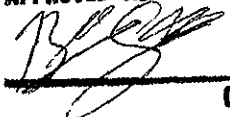
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 17, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 3, 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 residential use below the second floor for a proposed four-story, three dwelling unit building with a detached garage; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject site; two variations were also granted to the subject property in Cal. Nos. 380-18-Z and 381-18-Z; 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 August 17, 2018, prepared by Hanna Architects, 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: NBM Development, LLC **CAL NO.:** 380-18-Z
APPEARANCE FOR: Mark Kupiec **MINUTES OF MEETING:**
August 17, 2018
APPEARANCE AGAINST: None
PREMISES AFFECTED: 1452 N. Leavitt Street

NATURE OF REQUEST: Application for a variation to reduce the rear setback from the required 30' to 21.5' for a proposed detached three-car garage with roof deck with access from a rear open porch that will serve a four-story, three dwelling unit building.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

RECEIVED

 SEP 24 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:

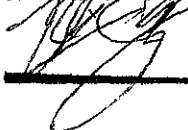
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 17, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 3, 2018; and

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 detached three-car garage with roof deck with access from a rear open porch that will serve a four-story, three dwelling unit building; a special use was granted to the subject property in Cal. No. 379-18-S and an additional variation was also granted to the subject property in Cal. No. 381-18-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: NBM Development, LLC

CAL NO.: 381-18-Z

APPEARANCE FOR: Mark Kupiec

MINUTES OF MEETING:
August 17, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1452 N. Leavitt Street

NATURE OF REQUEST: Application for a variation to increase the maximum area for an accessory building from 480 square feet to 487.5 square feet for a proposed garage to serve a proposed four-story, three dwelling unit building.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

RECEIVED

SEP 24 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 August 17, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 3, 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 area for an accessory building to 487.5 square feet for a proposed garage to serve a proposed four-story, three dwelling unit building; a special use was granted to the subject property in Cal. No. 379-18-S and an additional variation was also granted to the subject property in Cal. No. 380-18-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: Canine Therapy Corps. **CAL NO.:** 382-18-S
APPEARANCE FOR: Frederick Agustin **MINUTES OF MEETING:**
August 17, 2018
APPEARANCE AGAINST: None
PREMISES AFFECTED: 3918 W. Fullerton Avenue

NATURE OF REQUEST: Application for a special use to establish a shelter and boarding kennel (animal training).

**ACTION OF BOARD-
APPLICATION APPROVED**

THE VOTE

RECEIVED

SEP 24 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		

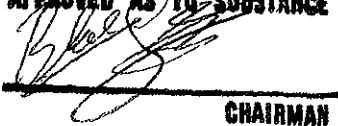
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 17, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 3, 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 shelter and boarding kennel (animal training); 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 Canine Therapy Corps, and the development is consistent with the design and layout of the plans and drawings dated June 25, 2018, prepared by Design Studio 24, LLC.

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: Joseph Younes **CAL NO.:** 383-18-Z
APPEARANCE FOR: Rolando Acosta **MINUTES OF MEETING:**
APPEARANCE AGAINST: None August 17, 2018
PREMISES AFFECTED: 1720 N. Sedgwick Street

NATURE OF REQUEST: Application for a variation to reduce the front setback from the required 7.92' to 2', rear setback from 18.48' to 14', north setback from 2' to 1', combined side setback from 5' to 4' for a proposed two and one-half single family residence with open rear deck and stairs.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

RECEIVED

SEP 24 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 August 17, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 3, 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 2', rear setback to 14', north setback to 1', combined side setback to 4' for a proposed two and one-half single family residence with open rear deck and stairs; 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: Kenneth Bratko
APPEARANCE FOR: Thomas Moore
APPEARANCE AGAINST: None
PREMISES AFFECTED: 1156-60 W. Ohio Street

CAL NO.: 384-18-Z
MINUTES OF MEETING:
 August 17, 2018

NATURE OF REQUEST: Application for a variation to reduce the rear setback from the required 30' to 1', the rear setback from the rear property line to enclosed parking from 2' to 1' for a proposed four-story, eight dwelling unit building with eight on-site parking spaces.

**ACTION OF BOARD-
 VARIATION GRANTED**

THE VOTE

RECEIVED

SEP 24 2018

CITY OF CHICAGO
 ZONING BOARD OF APPEALS

BLAKE SERCYE
 SHAINA DOAR
 SOL FLORES
 SAM TOIA
 AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
RECUSED		
		X
X		
X		
X		

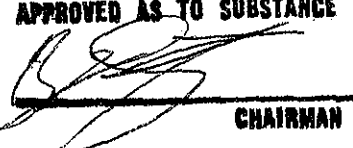
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 17, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 3, 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 1', the rear setback from the rear property line to enclosed parking to 1' for a proposed four-story, eight dwelling unit building with eight on-site parking spaces; 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: Renita Jones dba Lashed Doll, LLC

CAL NO.: 385-18-S

APPEARANCE FOR: Same as Applicant

MINUTES OF MEETING:
August 17, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2643 W. Division Street

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

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

RECEIVED

SEP 24 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 August 17, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 3, 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 and nail salon; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all 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, Renita Jones.

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: Jacki Dan Gao

CAL NO.: 386-18-S

APPEARANCE FOR: Thomas Moore

MINUTES OF MEETING:
August 17, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1342 W. Belmont Avenue

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

**ACTION OF BOARD-
APPLICATION APPROVED**

THE VOTE

RECEIVED

SEP 24 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 August 17, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 3, 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, Jacki Dan Gao.

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: Samuel Arce dba The Classic Barber Shop **CAL NO.:** 387-18-S

APPEARANCE FOR: Same as Applicant **MINUTES OF MEETING:**
August 17, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2334 W. Taylor Street

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

**ACTION OF BOARD-
APPLICATION APPROVED**

THE VOTE

RECEIVED

SEP 24 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 August 17, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 3, 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, Samuel Arce.

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: Brian Story **CAL NO.:** 388-18-Z
APPEARANCE FOR: Paul Kolpak **MINUTES OF MEETING:**
August 17, 2018
APPEARANCE AGAINST: None
PREMISES AFFECTED: 7839 W. Summerdale Avenue

NATURE OF REQUEST: Application for a variation to reduce the east setback from 2.4' to zero, (west to be 6'), combined side setback shall be 6' for a proposed rear one story addition to an existing two-story, single family residence.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

RECEIVED

SEP 24 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		

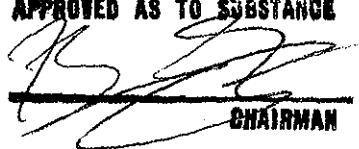
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 17, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 3, 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 east setback to zero, (west to be 6'), combined side setback shall be 6' for a proposed rear one story addition to an existing two-story, single family residence; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that the 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: 1248 Astor, LLC

CAL NO.: 389-18-Z

APPEARANCE FOR: Sara Barnes

MINUTES OF MEETING:

August 17, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1246 N. Astor Street

NATURE OF REQUEST: Application for a variation to reduce the non-alley side setback from 2.9' to 1.83', rear setback from 27.66' to 24.75' for a proposed fourth story addition and to legalize a third story addition to the existing three- story, single family residence.

ACTION OF BOARD-

Continued to September 21, 2018 at 2:00 p.m.

THE VOTE

RECEIVED

SEP 24 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: 1248 Astor, LLC

CAL NO.: 390-18-Z

APPEARANCE FOR: Sara Barnes

MINUTES OF MEETING:
August 17, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1246 N. Astor Street

NATURE OF REQUEST: Application for a variation to increase the maximum building height from 45' to 46.67' which is not more than 10% for a proposed fourth-story addition and to legalize a third floor rear addition for the existing three-story, single family residence.

ACTION OF BOARD-
Continued to September 21, 2018 at 2:00 p.m.

THE VOTE


RECEIVED

SEP 24 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: 1248 Astor, LLC

CAL NO.: 391-18-Z

APPEARANCE FOR: Sara Barnes

MINUTES OF MEETING:
August 17, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1246 N. Astor Street

NATURE OF REQUEST: Application for a variation to increase the floor area ratio of 5,334.45 square feet by 796.06 square feet for a total of 6,130.51 square feet which is not more than 14.9% for a proposed fourth story addition and to legalize a rear third floor addition for the existing three-story, single family residence.

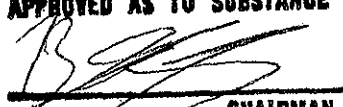
ACTION OF BOARD-
Continued to September 21, 2018 at 2:00 p.m.

THE VOTE

RECEIVED
SEP 24 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: Keeper Property Holdings, LLC **CAL NO.:** 392-18-Z
APPEARANCE FOR: Sara Barnes **MINUTES OF MEETING:**
August 17, 2018
APPEARANCE AGAINST: None
PREMISES AFFECTED: 462 N. May Street

NATURE OF REQUEST: Application for a variation to reduce the rear setback from the required 30' to 22.58' for a new detached garage with roof deck to be accessed by an open bridge from the existing three dwelling unit building.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

RECEIVED

SEP 24 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 August 17, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 3, 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 22.58' for a new detached garage with roof deck to be accessed by an open bridge from the existing three dwelling unit building; an additional variation was granted to the subject property in Cal. No. 393-18-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: Keeper Property Holdings, LLC **CAL NO.:** 393-18-Z
APPEARANCE FOR: Sara Barnes **MINUTES OF MEETING:**
 August 17, 2018
APPEARANCE AGAINST: None
PREMISES AFFECTED: 462 N. May Street

NATURE OF REQUEST: Application for a variation to increase the area for an accessory building by an amount not to exceed 10% of the maximum allowed from 480 square feet to 500.86 square feet for a proposed detached garage with roof deck and an open bridge from the existing three dwelling unit building.

**ACTION OF BOARD-
 VARIATION GRANTED**

THE VOTE

RECEIVED

 SEP 24 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:

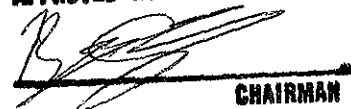
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 17, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 3, 2018; and

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 area for an accessory building by an amount not to exceed 10% of the maximum allowed from 480 square feet to 500.86 square feet for a proposed detached garage with roof deck and an open bridge from the existing three dwelling unit building; an additional variation was granted to the subject property in Cal. No. 392-18-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: Forever Moody Inc. dba Copperplate Tattoo

CAL NO.: 394-18-S

APPEARANCE FOR: Mariana Karampelas

MINUTES OF MEETING:

August 17, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2868 N. Elston Avenue #2

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

**ACTION OF BOARD-
APPLICATION APPROVED**

THE VOTE

RECEIVED

SEP 24 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		

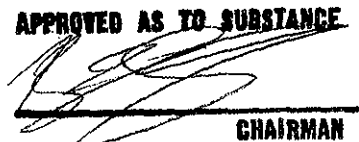
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 17, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 3, 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 (tattoo); 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, Forever Moody 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: Western Avenue Partners, Inc.
APPEARANCE FOR: Sara Barnes
APPEARANCE AGAINST: None
PREMISES AFFECTED: 2405 W. Hutchinson Street

CAL NO.: 395-18-Z
MINUTES OF MEETING:
 August 17, 2018

NATURE OF REQUEST: Application for a variation to reduce the rear setback from the required 30' to 17.16' and to reduce the garage feature setback from 2' to zero for a proposed five-story, thirty-nine dwelling unit and nine efficiency unit building.

**ACTION OF BOARD-
 VARIATION GRANTED**

THE VOTE

RECEIVED

 SEP 24 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:

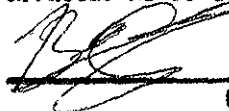
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 17, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 3, 2018; and

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 17.16' and to reduce the garage feature setback to zero for a proposed five-story, thirty-nine dwelling unit and nine efficiency unit building; two additional variations were granted to the subject property in Cal. Nos. 396-18-Z and 397-18-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: Western Avenue Partners, Inc. **CAL NO.:** 396-18-Z
APPEARANCE FOR: Sara Barnes **MINUTES OF MEETING:** August 17, 2018
APPEARANCE AGAINST: None
PREMISES AFFECTED: 2405 W. Hutchinson Street

NATURE OF REQUEST: Application for a variation to reduce the ground floor commercial space from 3,952 square feet to 3,212 square feet which is not more than 20% for a proposed five-story, thirty-nine dwelling unit and nine efficiency unit building.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

RECEIVED

 SEP 24 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 August 17, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 3, 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 to 3,212 square feet which is not more than 20% for a proposed five-story, thirty-nine dwelling unit and nine efficiency unit building; two additional variations were granted to the subject property in Cal. Nos. 395-18-Z and 397-18-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: Western Avenue Partners, Inc. **CAL NO.:** 397-18-Z
APPEARANCE FOR: Sara Barnes **MINUTES OF MEETING:** August 17, 2018
APPEARANCE AGAINST: None
PREMISES AFFECTED: 2405 W. Hutchinson Street

NATURE OF REQUEST: Application for a variation to increase the building height from the maximum 60' to 63.83' which is not more than 10% for a proposed five-story retail and thirty-nine dwelling unit and nine efficiency unit building.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

RECEIVED

 SEP 24 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 August 17, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 3, 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 building height to 63.83' which is not more than 10% for a proposed five-story retail and thirty-nine dwelling unit and nine efficiency unit building; two additional variations were granted to the subject property in Cal. Nos. 395-18-Z and 396-18-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: Paul Reaumont **CAL NO.:** 398-18-Z
APPEARANCE FOR: Nicholas Ftikas **MINUTES OF MEETING:**
August 17, 2018
APPEARANCE AGAINST: None
PREMISES AFFECTED: 1848 W. Race Avenue

NATURE OF REQUEST: Application for a variation to reduce the front setback from the required 10.8' to 4.67', rear setback from 25.2' to 2', west setback from 2' to zero (east to be zero), combined side setback from 4.8 to zero for a proposed three-story, single family residence with roof deck, front terrace and attached two car garage with roof deck.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

RECEIVED

 SEP 24 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		

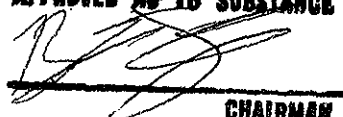
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 17, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 3, 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 4.67', rear setback to 2', west setback to zero (east to be zero), combined side setback to zero for a proposed three-story, single family residence with roof deck, front terrace and attached two car garage with roof deck; an additional variation was granted to the subject property in Cal. No. 399-18-Z; 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: Paul Reaumont **CAL NO.:** 399-18-Z
APPEARANCE FOR: Nicholas Ftikas **MINUTES OF MEETING:**
August 17, 2018
APPEARANCE AGAINST: None
PREMISES AFFECTED: 1848 W. Race Avenue

NATURE OF REQUEST: Application for a variation to relocate the required 140.4 square feet of rear yard open space to the roof deck of the proposed garage that will serve the proposed single family residence.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

RECEIVED

SEP 24 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		

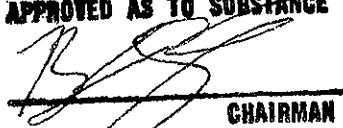
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 17, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 3, 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 relocate the required 140.4 square feet of rear yard open space to the roof deck of the proposed garage that will serve the proposed single family residence; an additional variation was granted to the subject property in Cal. No. 398-18-Z; 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: Paul Reaumont **CAL NO.:** 400-18-Z
APPEARANCE FOR: Nicholas Ftikas **MINUTES OF MEETING:**
August 17, 2018
APPEARANCE AGAINST: None
PREMISES AFFECTED: 1850 W. Race Avenue

NATURE OF REQUEST: Application for a variation to reduce the front setback from the required 10.8' to 4.67', rear setback from 25.2' to 2', west from 2' to zero (east to be zero), combined side setback from 4.8' to zero for a proposed three story, single family residence with roof deck, front terrace and attached two car garage with roof deck.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

RECEIVED
 SEP 24 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 August 17, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 3, 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 4.67', rear setback to 2', west to zero (east to be zero), combined side setback to zero for a proposed three story, single family residence with roof deck, front terrace and attached two car garage with roof deck; an additional variation was granted to the subject property in Cal. No. 401-18-Z; 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: Paul Reaumont **CAL NO.:** 401-18-Z
APPEARANCE FOR: Nicholas Ftikas **MINUTES OF MEETING:**
August 17, 2018
APPEARANCE AGAINST: None
PREMISES AFFECTED: 1850 W. Race Avenue

NATURE OF REQUEST: Application for a variation to relocate the required 140.4 square feet of rear yard open space to the proposed garage roof deck which will serve the proposed three-story, single family residence.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

RECEIVED

 SEP 24 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 August 17, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 3, 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 relocate the required 140.4 square feet of rear yard open space to the proposed garage roof deck which will serve the proposed three-story, single family residence; an additional variation was granted to the subject property in Cal. No. 400-18-Z; 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: Huron Management, LLC

CAL NO.: 402-18-Z

APPEARANCE FOR: Nicholas Ftikas

MINUTES OF MEETING:
August 17, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1858 W. Huron Street

NATURE OF REQUEST: Application for a variation to covert an existing three-story, three dwelling unit building to a four dwelling unit building. One dwelling unit will remain at the rear of the building. There will be a total of five dwelling units at the subject site.

ACTION OF BOARD-

Continued to September 21, 2018 at 2:00 p.m.

THE VOTE

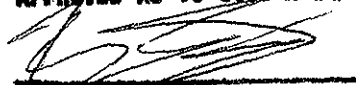
RECEIVED

SEP 24 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: Huron Management, LLC

CAL NO.: 403-18-Z

APPEARANCE FOR: Nicholas Ftikas

MINUTES OF MEETING:
August 17, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1858 W. Huron Street

NATURE OF REQUEST: Application for a variation to reduce the rear yard open space from the required 1,125 square feet to zero to convert an existing front three-story, three dwelling unit building to a four dwelling unit building. One dwelling will remain at the rear building. There will be a total of five dwelling units at the subject site.

ACTION OF BOARD-

Continued to September 21, 2018 at 2:00 p.m.

THE VOTE

RECEIVED

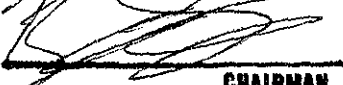
SEP 24 2018

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: William J. Deakin Trust and Lis M. Diehlmann Trust

CAL NO.: 404-18-Z

APPEARANCE FOR: Nicholas Ftikas

MINUTES OF MEETING:
August 17, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1848 N. Lincoln Avenue

NATURE OF REQUEST: Application for a variation to reduce the front feature setback from the required 20' to 9.87', front setback from 11.22' to 9.87', north and south setback from 2' to zero, combined side setback from 5' to zero and the open space along the north and south end of the lot from 5' to zero on each side for a proposed attached garage with roof deck, open stairs, roof top stair/ elevator enclosure and roof deck.

ACTION OF BOARD-

Continued to September 21, 2018 at 2:00 p.m.

THE VOTE

RECEIVED

SEP 24 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: Raina 32nd and Ashland, LLC **CAL NO.:** 405-18-S
APPEARANCE FOR: Nicholas Ftikas **MINUTES OF MEETING:**
August 17, 2018
APPEARANCE AGAINST: None
PREMISES AFFECTED: 3256 S. Ashland Avenue

NATURE OF REQUEST: Application for a special use to establish a one-lane drive through to serve a proposed fast food restaurant in an existing building to be renovated.

**ACTION OF BOARD-
APPLICATION APPROVED**

THE VOTE

RECEIVED

 SEP 24 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 August 17, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 3, 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 one-lane drive through to serve a proposed fast food restaurant in an existing building to be renovated; 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 June 27, 2018, including both the site and landscape plans dated July 30, 2018, prepared by Nick Scarlatis and Associates, 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: Morufat Ola Ajose **CAL NO.:** 406-18-S
APPEARANCE FOR: Same as Applicant **MINUTES OF MEETING:**
August 17, 2018
APPEARANCE AGAINST: None
PREMISES AFFECTED: 6353 N. Claremont Avenue
NATURE OF REQUEST: Application for a special use to establish a hair salon.

**ACTION OF BOARD-
APPLICATION APPROVED**

THE VOTE

RECEIVED

 SEP 24 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		

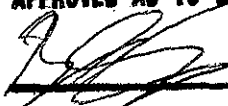
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 17, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 3, 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; 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, Morufat Ola Ajose.

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: Board of Education

CAL NO.: 407-18-Z

APPEARANCE FOR: Scott Borstein

MINUTES OF MEETING:
August 17, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3030 N. Mobile Avenue

NATURE OF REQUEST: Application for a variation to reduce the north setback from the required 40' to 1' (south to be 3') for a proposed accessory recreational equipment including a new track and field, two baseball fields, bleachers, dug outs scoreboard and discus cage to serve the existing school.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

RECEIVED

SEP 24 2018

CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
RECUSED		
X		
X		
X		
X		

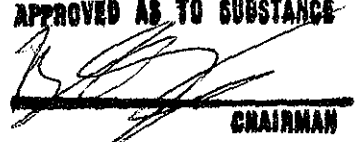
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 17, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 3, 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 1' (south to be 3') for a proposed accessory recreational equipment including a new track and field, two baseball fields, bleachers, dug outs scoreboard and discus cage to serve the existing school; 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: Richard Chagoya

CAL NO.: 408-18-Z

APPEARANCE FOR: Same as Applicant

MINUTES OF MEETING:
August 17, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1443 N. Cleaver Street

NATURE OF REQUEST: Application for a variation to reduce the north setback from the required 3.2' to 3' (south to be 3.7'), combined side setback from 8' to 6.7', rear setback from 23.27' to 13.65' for a proposed two-story, single family residence with an attached three car garage with a roof deck.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

RECEIVED

SEP 24 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		

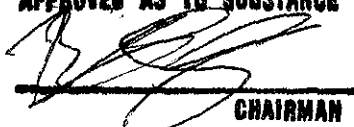
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 17, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 3, 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 3' (south to be 3.7'), combined side setback to 6.7', rear setback to 13.65' for a proposed two-story, single family residence with an attached three car garage with a roof deck; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that the 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: Kevin Kobets **CAL NO.:** 409-18-Z
APPEARANCE FOR: Thomas Moore **MINUTES OF MEETING:**
August 17, 2018
APPEARANCE AGAINST: None
PREMISES AFFECTED: 3020 W. Medill Avenue

NATURE OF REQUEST: Application for a variation to reduce the rear setback from 36.96' to zero, rear feature setback from 2' to zero, east setback from 4' to zero (west to be 3'), combined side setback from 10' to 3' for a proposed two-story single family residence and an existing detached non-conforming garage.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

RECEIVED

SEP 24 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		

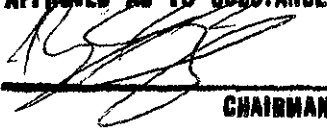
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 17, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 3, 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, rear feature setback to zero, east setback to zero (west to be 3'), combined side setback from 10' to 3' for a proposed two-story single family residence and an existing detached non-conforming garage; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that the 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: Thomas C. Kirschbaum **CAL NO.:** 410-18-Z
APPEARANCE FOR: Same as Applicant **MINUTES OF MEETING:**
August 17, 2018
APPEARANCE AGAINST: None
PREMISES AFFECTED: 2816 W. Logan Boulevard

NATURE OF REQUEST: Application for a variation to increase the existing floor area by 455.98 square feet which is not more than 10.88% of the existing 4,962.06 square feet for a proposed rear three-story addition and a rear three story enclosed porch for the existing three-story, single family residence.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

RECEIVED

 SEP 24 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 August 17, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 3, 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 existing floor area by 455.98 square feet which is not more than 10.88% of the existing 4,962.06 square feet for a proposed rear three-story addition and a rear three story enclosed porch for the existing three-story, single family residence; an additional variation was granted to the subject property in Cal. No. 411-18-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: Thomas C. Kirschbaum **CAL NO.:** 411-18-Z
APPEARANCE FOR: Same as Applicant **MINUTES OF MEETING:**
August 17, 2018
APPEARANCE AGAINST: None
PREMISES AFFECTED: 2816 W. Logan Boulevard

NATURE OF REQUEST: Applicant seeks a variation to reduce the rear setback from the required 36.81' to 34.12' for a proposed rear three-story addition and a rear three story enclosed porch for the existing three-story, single family residence.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

RECEIVED

 SEP 24 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 August 17, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 3, 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 34.12' for a proposed rear three-story addition and a rear three story enclosed porch for the existing three-story, single family residence; an additional variation was granted to the subject property in Cal. No. 410-18-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: KS Salon, LLC

CAL NO.: 412-18-S

APPEARANCE FOR: John Brady

MINUTES OF MEETING:
August 17, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 5356 W. Devon Avenue

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

**ACTION OF BOARD-
APPLICATION APPROVED**

THE VOTE

RECEIVED

SEP 24 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 August 17, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 3, 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, KS Salon, LLC.

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: Chicago Dream Center

CAL NO.: 413-18-S

APPEARANCE FOR: Sara Barnes

MINUTES OF MEETING:
August 17, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1638 N. California Avenue

NATURE OF REQUEST: Application for a special use to establish a transitional residence.

**ACTION OF BOARD-
APPLICATION APPROVED**

THE VOTE

RECEIVED

SEP 24 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:

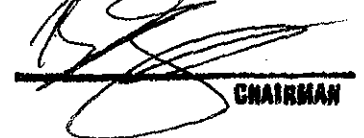
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 17, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 3, 2018; and

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 transitional residence; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all 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 Chicago Dream Center, and the development is consistent with the design and layout of the of the floor plans dated April 18, 2018, including the second floor plan dated July 19, 2018, all prepared by Jonathan Splitt Architects, 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 and Lisa Burik **CAL NO.:** 414-18-Z
APPEARANCE FOR: Chris Leach **MINUTES OF MEETING:**
August 17, 2018
APPEARANCE AGAINST: None
PREMISES AFFECTED: 1755 N. Mohawk Street

NATURE OF REQUEST: Application for a variation to reduce the rear setback from the required 33.6' to zero, south from 3.704' to 1.19' (north to be zero), combined side setback from 9.26' to 1.19' for a proposed one-story addition, front and rear decks and a two-car garage with roof deck.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

RECEIVED

 SEP 24 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:

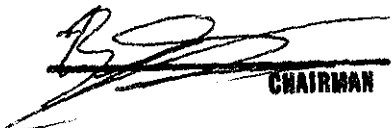
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 17, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 3, 2018; and

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 to 1.19' (north to be zero), combined side setback to 1.19' for a proposed one-story addition, front and rear decks and a two-car garage with roof deck; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that the 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: Maud Properties, LLC

CAL NO.: 415-18-Z

APPEARANCE FOR: Katriina McGuire

MINUTES OF MEETING:
August 17, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1858 N. Maud Avenue

NATURE OF REQUEST: Application for a variation to reduce the rear setback from the required 28' to 22' for a proposed raised deck and a garage with roof deck.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

RECEIVED

SEP 24 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 August 17, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 3, 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 22' for a proposed raised deck and a garage with roof deck; an additional variation was granted to the subject property in Cal. No. 416-18-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: Maud Properties, LLC

CAL NO.: 416-18-Z

APPEARANCE FOR: Katriina McGuire

MINUTES OF MEETING:
August 17, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1858 N. Maud Avenue

NATURE OF REQUEST: Application for a variation to relocate the 162.5 square feet of rear yard open space from grade to the proposed garage roof deck.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

RECEIVED

SEP 24 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		

RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 17, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 3, 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 relocate the 162.5 square feet of rear yard open space from grade to the proposed garage roof deck; an additional variation was granted to the subject property in Cal. No. 415-18-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: 1524 West C, LLC

CAL NO.: 417-18-Z

APPEARANCE FOR: Thomas Moore

MINUTES OF MEETING:
August 17, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1522-24 W. Chicago Avenue

NATURE OF REQUEST: Application for a variation to reduce the minimum lot area per dwelling unit from the required 1,000 square feet to 983.33 square feet for a proposed four- story, mixed use building with ground floor retail and six dwelling units above.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

RECEIVED

SEP 24 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 August 17, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 3, 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 983.33 square feet for a proposed four- story, mixed use building with ground floor retail and six dwelling units above; 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: GW Clybourn, LLC

CAL NO.: 418-18-S

APPEARANCE FOR: Sara Barnes

MINUTES OF MEETING:
August 17, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3129 N. Clybourn Avenue

NATURE OF REQUEST: Application for a special use to establish a gas station with four gas pumps and a one-story retail building.

ACTION OF BOARD-
Continued to September 21, 2018 at 2:00 p.m.

THE VOTE

RECEIVED

SEP 24 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: Zhae Jia Chong **CAL NO.:** 419-18-Z
APPEARANCE FOR: Daniel Box **MINUTES OF MEETING:**
August 17, 2018
APPEARANCE AGAINST: None
PREMISES AFFECTED: 3408 S. Normal Avenue

NATURE OF REQUEST: Application for a variation to reduce the front setback from the required 20.75' to 14.74', the front parking feature setback from 20' to 14.74', rear setback from 35.20 to 23' north setback from 4' to 2.45' south from 4' to 1.08', combined side setback from 10' to 3.53' for proposed additions with new rear garage with roof deck.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

RECEIVED

SEP 24 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		

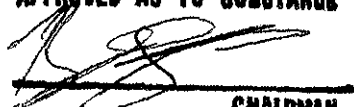
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 17, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 3, 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 14.74', the front parking feature setback to 14.74', rear setback to 23' north setback to 2.45' south to 1.08', combined side setback to 3.53' for proposed additions with new rear garage with roof deck; an additional variation was granted to the subject property in Cal. No. 420-18-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: Zhae Jia Chong

CAL NO.: 420-18-Z

APPEARANCE FOR: Daniel Box

MINUTES OF MEETING:
August 17, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3408 S. Normal Avenue

NATURE OF REQUEST: Application for a variation to increase the building height from the maximum 30' to 33' which is not more than 10% for proposed additions with new rear garage with roof deck.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

RECEIVED

SEP 24 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		

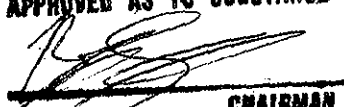
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 17, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 3, 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 building height to 33' which is not more than 10% for proposed additions with new rear garage with roof deck; an additional variation was granted to the subject property in Cal. No. 419-18-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: West Artesian, LLC

CAL NO.: 421-18-Z

APPEARANCE FOR: Mark Kupiec

MINUTES OF MEETING:
August 17, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1729 N. Artesian Avenue

NATURE OF REQUEST: Application for a variation to reduce the minimum lot area from the required 3,000 square feet to 2,985.6 square feet for a proposed three-story, three dwelling unit building .

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

RECEIVED

SEP 24 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 August 17, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 3, 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 2,985.6 square feet for a proposed three-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

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

APPLICANT: GW Milwaukee Devon, LLC **CAL NO.:** 422-18-S
APPEARANCE FOR: Sara Barnes **MINUTES OF MEETING:**
August 17, 2018
APPEARANCE AGAINST: None
PREMISES AFFECTED: 6367 N. Milwaukee Avenue
NATURE OF REQUEST: Application for a special use to establish a gas station with a one-story convenience store.

**ACTION OF BOARD-
APPLICATION APPROVED**

THE VOTE

RECEIVED

 SEP 24 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 August 17, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 3, 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 gas station with a one-story convenience store; a variation was granted to the subject property in Cal. No. 423-18-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 special use is issued solely to the applicant GW Milwaukee Devon, LLC, and the development is consistent with the design and layout of the elevations dated August 14, 2018, as well as the landscape plan dated August 16, 2018, both prepared by Design Studio 24, LLC.

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: GW Milwaukee Devon, LLC **CAL NO.:** 423-18-Z
APPEARANCE FOR: Sara Barnes **MINUTES OF MEETING:**
August 17, 2018
APPEARANCE AGAINST: None
PREMISES AFFECTED: 6367 N. Milwaukee Avenue

NATURE OF REQUEST: Application for a variation to reduce the minimum lot area from the required 20,000 square feet to 17,288 square feet for a proposed gas station and with a one-story convenience store.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

RECEIVED

 SEP 24 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		

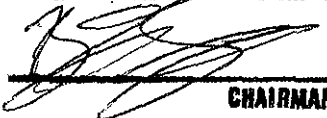
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 17, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 3, 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 17,288 square feet for a proposed gas station and with a one-story convenience store; a special use was also granted to the subject property in Cal. No. 422-18-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.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Word of Truth Bible Teaching Ministries

CAL NO.: 424-18-S

APPEARANCE FOR: Frederick Agustin

MINUTES OF MEETING:
August 17, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 6827 S. South Chicago Avenue

NATURE OF REQUEST: Application for a special use to establish a religious assembly with twenty-one on-site parking spaces.

ACTION OF BOARD-
Continued to September 21, 2018 at 2:00 p.m.

THE VOTE

RECEIVED

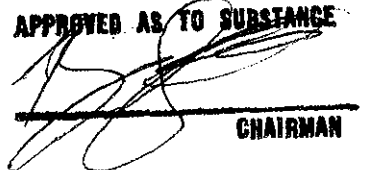
SEP 24 2018

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: DS Damen Property, LLC & TB Damen Property, LLC **CAL NO.:** 425-18-S

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

August 17, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 4711-13 N. Damen Avenue

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

**ACTION OF BOARD-
APPLICATION APPROVED**

THE VOTE

RECEIVED

SEP 24 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 August 17, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 3, 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 residential use below the second floor for a proposed three-story, six dwelling unit building with a detached six car garage; a variation was granted to the subject property in Cal. No. 426-18-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 July 3, 2018, prepared by Craft Architecture, LLC.

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: DS Damen Property, LLC & TD Damen Property, LLC **CAL NO.:** 426-18-Z

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

August 17, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 4711-13 N. Damen Avenue

NATURE OF REQUEST: Application for a variation to reduce the rear yard from the required 30' to 2' on floors containing dwelling units for a proposed three-story, six dwelling unit building with a detached six car garage.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

RECEIVED

SEP 24 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 August 17, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 3, 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 to 2' on floors containing dwelling units for a proposed three-story, six dwelling unit building with a detached six car garage; a special use was also granted to the subject property in Cal. No. 425-18-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.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Khaled Goda

CAL NO.: 427-18-S

APPEARANCE FOR: John Pikarski

MINUTES OF MEETING:
August 17, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1527 W. Devon Avenue

NATURE OF REQUEST: Application for a special use to establish a hookah bar.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

RECEIVED

SEP 24 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		

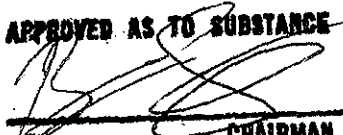
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 17, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 3, 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 hookah bar; 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 Khaled Goda, and the development is consistent with the design and layout of the plans and drawings dated April 5, 2018, prepared by Group Architect, 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: 3280 N. California, LLC **CAL NO.:** 637-17-S
APPEARANCE FOR: Sara Barnes **MINUTES OF MEETING:**
APPEARANCE AGAINST: None August 17, 2018
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-
APPLICATION WITHDRAWN

THE VOTE


RECEIVED

SEP 24 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.: 638-17-Z

APPEARANCE FOR: Sara Barnes

MINUTES OF MEETING:

August 17, 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-
APPLICATION WITHDRAWN**

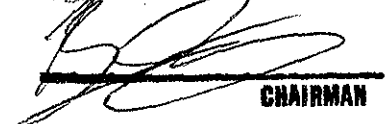
THE VOTE

RECEIVED
SEP 24 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:
August 17, 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-
APPLICATION WITHDRAWN

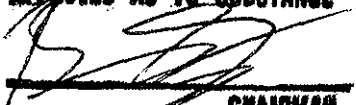
THE VOTE

RECEIVED

SEP 24 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: Confluent Development, LLC **CAL NO.:** 179-18-S
APPEARANCE FOR: Sara Barnes **MINUTES OF MEETING:**
APPEARANCE AGAINST: None August 17, 2018
PREMISES AFFECTED: 8345 W. Irving Park Road
NATURE OF REQUEST: Application for a special use to establish a one-lane drive through to serve a proposed fast food restaurant.

ACTION OF BOARD-
APPLICATION WITHDRAWN

THE VOTE

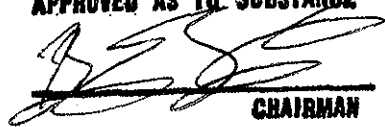
RECEIVED

SEP 24 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
121 North LaSalle Street
Chicago, Illinois 60602
TEL: (312) 744-3888



RECEIVED

SEP 24 2018

CITY OF CHICAGO
ZONING BOARD OF APPEALS

Michael Walczak
APPLICANT

228-18-Z
CALENDAR NUMBER

1835 N. Honore Street
PREMISES AFFECTED

August 17, 2018
HEARING DATE

ACTION OF BOARD

THE VOTE

The application for the variation is denied.

Blake Sercye
Shaina Doar
Sol Flores
Sam Toia
Amanda Williams

AFFIRMATIVE	NEGATIVE	ABSENT
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" 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 1835 N.
HONORE STREET BY MICHAEL WALCZAK**

I. BACKGROUND

Michael Walczak (the "Applicant") submitted a variation application for 1835 N. Honore (the "subject property"). The subject property is currently zoned RS-3 and is currently vacant. The Applicant proposed to redevelop the subject property with a two-story, single-family residence and detached two-car garage. To permit this, the Applicant sought a variation to reduce the south setback from the required 2' to 1.62' (north to remain 2').

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 August 17, 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 his proposed Findings of Fact. The Applicant Mr. Micheal Walczak and his attorneys Mr. John and Tom Pikarski were present. The Applicant's architect Mr. Jim Ridley was also present. Mr. Llyod Schoen, Ms. Jackie James-Schoen and Mr. Raj Kedia opposed the application. Their attorney Ms. Meg George as well as their appraiser Mr. Hugh Edfors and real estate agent

APPROVED AS TO SUBSTANCE


CHAIRMAN

Ms. Stacy Slattery were present. Also testifying in opposition to the application but unrepresented by counsel were Mr. Darien Halogen, Mr. Justin Busby, Mr. Carson Schoen, and Ms. Celeste Wolpers. Alderman Scott Waguespack's chief of staff Mr. Paul Sedgwick was also present to testify to Alderman Waguespack's letter of objection to the application.

The Applicant Mr. Michael Walczak testified that he was the owner of the subject property. He testified that he was a property developer and had built several homes in the immediate neighborhood of the subject property. He testified that he has been a licensed general contractor for the last thirteen (13) years and has been a licensed real estate broker since 2005. He testified that he has sold over \$100 million in real estate transactions. He testified that he is seeking a variation to reduce the south side yard setback to 1.62' so that he may build a home that is 20.5' wide. He testified that in all other respect, the home would be in accordance with the Chicago Zoning Ordinance. He then testified as to the average of side setbacks on the block. He testified that if he did not receive the variation, he would have to redesign the home and that said home would be much more narrow and taller. He testified that the home would therefore be less marketable because in this particular neighborhood, homes that are 19' wide – which is what he could build without the requested variation – have a longer time on the market.

He then testified that the home itself would only have a 17' wide interior because of the need to use 3-hour firewalls. He testified that within 30" of the property line, a 3 hour firewall must be used. He testified that if he built in accordance with the Chicago Zoning Ordinance and provided 2.8' on the south side yard setback and 2' on the north side setback, he could build the home with a combination of 1-hour and 3-hour firewalls. He testified that regardless of the firewall issue, he would have to construct the home from the inside and that this was a hardship. He then testified that if he had to construct a narrower, taller house, he would only be able to sell the home for \$1,650,000. He again testified that as the subject property was only 24' wide, he could only built a 19.2' wide home.

The ZONING BOARD OF APPEALS stated that the subject property's width was 24.12'. It then stated that since the Applicant was arguing that inches were so crucial, the Applicant should accurately refer to the subject property's width.

Mr. Walczak testified that if he received the requested variation, he could sell the home for \$1,850,000. He testified he was basing these numbers on his experience as a licensed real estate broker. He testified that if he did not receive the variation, his net loss would be approximately \$100,000. He testified that he purchased the subject property in the fall of 2017. He testified that at that time, the subject property was improved with a home. He testified that he purchased subject property, without seeing said home, for \$675,000 with \$25,000 on top of that for broker's commission. He testified that prior to his purchasing the subject property Ms. James-Schoen had been renting the subject property for her mother. He testified that the Schoens had the subject property under contract to purchase for some time but the deal fell through. He testified that after the deal fell through, Mr. Kadia tried to purchase the subject property. He

testified that had he known the history of the subject property prior to purchasing it, he never would have purchased it. He testified that the neighbors were malicious and everything he proposed with respect to the subject property was met with opposition.

The ZONING BOARD OF APPEALS inquired why it mattered that the Applicant purchased the subject property without seeing the existing home at the time of sale since the Applicant subsequently tore the home down.

Mr. Walczak testified that his original plan had been to renovate the home. He testified that the existing home had been built in 1992 but that after he was handed the keys, he found there was water in the basement and mold everywhere. He testified that the foundation was leaking and the home was not salvageable.

The ZONING BOARD OF APPEALS stated that by purchasing the subject property without seeing the home and by demolishing the home, the Applicant could be said to have created his own hardship.

Mr. Walczak conceded that he created his own hardship. In response to further questions by the ZONING BOARD OF APPEALS, he testified that market times for narrow homes are significantly longer than wider homes. He testified that some of the narrower homes can be on the market for 3 years or longer but conceded that other factors could be involved, such as the home's overall quality and whether or not the home was overpriced.

After a dispute about surveys between Mr. Pikarski and Ms. George, the Applicant presented the expert testimony of its architect Mr. Jim Ridley. In response to questions by the ZONING BOARD OF APPEALS, Mr. Ridley testified that the width of the subject property was 24.12' but that he did not know what the Applicant could build as of right without doing the calculations.

Mr. Tom Pikarski then reminded all parties that there were two components with respect to side setbacks. He then read into the record the RS-3 provisions of Section 17-2-309-A of the Chicago Zoning Ordinance; that is, with respect to detached homes, the "[c]ombined total width of side setbacks must equal 20% of lot width with neither required setback less than 2 feet or 8% of lot width, whichever is greater." In response to questions from the ZONING BOARD OF APPEALS, Mr. Pikarski stated that the Applicant's application, the Applicant had requested both a south side setback reduction from 2' to 1.62' and a combined side setback reduction from 4.8' to 3.62'.

The ZONING BOARD OF APPEALS then stated that the Applicant could build 19.32' wide home as a matter of right.

In response to questions by the ZONING BOARD OF APPEALS, Mr. Walczak testified that with respect to the north side of the home, he would have to provide a 3-hour fire wall. He testified that if he received the variation with respect to the south side setback, he would have to provide 3-hour fire walls with respect to the south side of the

home. He testified that if he did not receive the variation, he would build the home with a 1-hour firewall on the south side of the home. He testified that therefore that with the variation he could built a 17'11" wide home but that without the variation he could only build a 17' wide home.

The ZONING BOARD OF APPEALS stated that as it understood the Applicant's argument, the Applicant was arguing that such 11" difference would have a significant impact on the value of the subject property.

Ms. George was granted leave to cross-examine Mr. Ridley. Mr. Ridley then testified with respect to the previous home on the subject property, the south side yard setback had been 2.63' and the north side yard setback had been 2.51'. He testified that the previous home had therefore over 5' in combined side yards setbacks. He testified that the combined side yard setbacks for the Applicant's proposed home would be 3.61' which was less than the combined side yards setbacks of the previous home. He testified that the Applicant would be providing an earth retention system when it built the proposed home but that he did not know the details of such retention system.

Ms. George was granted leave to cross-examine Mr. Walczak. Mr. Walczak testified that no earth retention system had been prepared as of yet. He then testified that he purchased the subject property in late summer or fall of 2017. He testified that he knew the subject property was zoned RS-3 at the time he purchased it. He testified that he has developed buildings within the City before and is familiar with the bulk and scale regulations of the Chicago Zoning Ordinance. He testified that at the time he purchased the subject property, he was aware of the subject property's side yard setback requirements. He testified that at the time he purchased the subject property, the home on it complied with all required setbacks.

Ms. George then began her case-in-chief.

Mr. Raj Kedia, of 1833 N. Honore, testified in opposition to the application. He testified as to his belief that should the Applicant be granted the requested variation, there would be an increased danger of fire in the neighborhood.

Mr. Lloyd Schoen, of 1837 N. Honore, testified in opposition to the application.

The ZONING BOARD OF APPEALS stated that as Mr. Schoen was the neighbor next north of the subject property, it did not understand Mr. Schoen's opposition to the application, as the Applicant's proposed home would provide a north side setback that was in compliance with the Chicago Zoning Ordinance.

Mr. Schoen then testified that he believed the Applicant was requesting the application solely to make more money out of the subject property. He testified that he also did not agree that one of the Applicant's hardship was the inability to use Mr. Schoen's property to build the proposed home. He testified that no one had the right to use another's property.

Ms. George presented the expert testimony of Mr. Hugh Edfors. Mr. Edfors testified that he was a real estate appraiser and that he had prepared a zoning analysis for the subject property. He testified that it was his opinion that the subject property could yield a reasonable rate of return without the requested variation. He testified that he did not believe that the subject property suffered from practical difficulties or particular hardships that were due to unique circumstances because the subject property was located in a neighborhood where lots were almost all 24' in width and 125' in depth. He testified that the proposed variation would alter the essential character of the neighborhood because he had reviewed the Sanborn insurance maps to determine building footprints in the area. He testified that he had also reviewed the ZONING BOARD OF APPEALS' agendas for the last five years and in those past five years, he had only found four (4) properties in the immediate area that had received side yard variations. He testified that the implication of this was that there has been much new construction in the area but as only four (4) properties needed side yard variations, the majority of new construction complied with the Chicago Zoning Ordinance. He then testified as to how he formulated the belief that the Applicant was pursuing the variation solely to make more money out of the subject property. He then testified that the proposed variation would be detrimental to the property values of adjacent properties because the typical buyer would choose a home that has more separation from the homes on adjacent properties.

Ms. George then presented the testimony of Ms. Stacy Slattery. Ms. Slattery testified that she was a real estate broker with the North Clybourn group. She testified that she was familiar with the subject property and that in her experience, buyers in the immediate area of the subject property do not require 20' wide homes. In response to questions by the ZONING BOARD OF APPEALS, Ms. Slattery further testified that her office was actually in Bucktown but that she had made sales in the area. She testified that she represented the sale of the home next south of the subject property that of 1833 N. Honore.

Mr. John Pikarski was granted leave to cross-examine Mr. Edfors. Mr. Edfors testified that even if one rearranged the layout of the proposed home, the proposed home could not exceed the maximum floor area ratio ("FAR") of the subject property.

In response to questions by the ZONING BOARD OF APPEALS, Mr. Pikarski stated that the Applicant's proposed home would maximize the FAR of the subject property.

Mr. Pikarski was granted leave to cross-examine Ms. Slattery. Ms. Slattery testified that she was currently one of the real estate agent's for 1833 N. Honore and had a direct financial interest in its sale.

Mr. Paul Sedgwick, Alderman Scott Waguespack's chief of staff, testified as to the letter of objection sent by Alderman Waguespack.

Mr. Darien Halogen, of 1838 N. Wood, testified in opposition to the application.

Mr. Justin Busby, of 1829 N. Honore, testified in opposition to the application.

Ms. Jackie James-Schoen, of 1837 N. Honore, testified in opposition to the application. She testified that she disagreed with Mr. Walzek's contention that he was not allowed to see the previous home on the subject property. She testified that he could have seen the previous home any time he wished to see the home.

Mr. Carson Schoen, of 1837 N. Honore, testified in opposition to the application.

Ms. Celeste Wolpers, of 3351 N. Seminary, testified in opposition to the application.

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 not create practical difficulties or particular hardships for the subject property.*

The Applicant conceded that he could build a home on the subject property without the requested variation. The Applicant argued that a home built without the requested variation would most likely be on the market longer than a home built with the request variation. The Applicant also argued that if he were to build the home without the requested variation, he would incur an approximate \$100,000 net loss. However, the ZONING BOARD OF APPEALS does not consider either argument persuasive with respect to this criterion, especially as the Applicant will still, as discussed below in more detail below, make a reasonable return upon his investment.

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

The Applicant conceded that he could build a home on the subject property without the requested variation. He testified that if he built the home without the requested variation he could sell the home for \$1,650,000. The Applicant purchased the subject property for \$675,000. Even taking into account the Applicant's testimony that he would incur a \$100,000 net loss because he could not sell the home for \$1,850,000 (i.e. the price he believes he could sell the home for with the requested variation), this is still a reasonable return upon the Applicant's investment. Moreover, the previous home on the subject property did comply with the side setback requirements of the Chicago Zoning Ordinance. The Applicant testified that he had first planned to renovate this previous home.

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

The Applicant argued that the fact he purchased the subject property without seeing the previous house is a practical difficulty or particular hardship. However, the ZONING BOARD OF APPEALS finds that to the extent this is a practical difficulty or particular hardship, it is a self-created one. Purchasing a home without viewing the interior is always a risk. The Applicant, apparently relying on his experience as a real estate developer and broker, decided to take that risk, an action he now regrets as he feels he overpaid for the subject property. However, making a bad business decision with respect to investment property is not a unique circumstance.

3. *The variation, if granted, will alter the essential character of the neighborhood.*

The previous home on the subject property complied with all side setback requirements. As testified to by Mr. Edfors, most new construction in the neighborhood complies with all side setback requirements. To grant the Applicant's request for a variation would, therefore, alter the essential character of the neighborhood.

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 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.*

The subject property was previously improved with a home that met all requirements of the Chicago Zoning Ordinance with respect to side yard setbacks. This home was built in 1992. This home has since been razed and the subject property is a vacant lot. The ZONING BOARD OF APPEALS finds there is nothing about the particular physical surroundings, shape or topographical condition of the subject property that would result in a particular hardship to the Applicant. Even the Applicant testified that his first plan for the subject property had been to renovate the previous home. He determined that this could not be done and thus demolished the home. However, there is no need for the proposed home to be larger than the previous home. As discussed below, the Applicant is attempting to maximize his profit on the subject property in order to rectify the fact he overpaid for the subject property. This is not a particular hardship.

2. *The conditions upon which the petition for the variation are based would be applicable, generally, to other property within the same zoning classification.*

As noted above, purchasing a home without viewing the interior is always a risk. The Applicant, apparently relying on his experience as a real estate developer and broker, decided to take that risk, an action he now regrets as he feels he overpaid for the subject property. However, making a bad business decision with respect to investment property is a condition applicable, generally, to other property within the RS-3 zoning classification.

3. *The purpose of the variation is based exclusively upon a desire to make more money out of the property.*

The Applicant is attempting to rectify a bad investment. He acknowledged that if he were to build the home without the requested variation he would incur an approximate \$100,000 net loss. The ZONING BOARD OF APPEALS therefore finds that the request for the variation is based exclusively upon a desire to make more money out of the subject property.

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

Any alleged practical difficulty of particular hardship has been created by the Applicant. The Applicant testified that he paid \$675,000 for the subject property without ever viewing the interior of the previous home. He testified that if he had viewed the interior of the previous home, he would not have purchased the subject property. As noted above, purchasing a home without viewing the interior is always a risk. The Applicant took this risk and now regrets this action, but that does not change the fact that the Applicant created his own alleged practical difficulty or particular hardship. Moreover, the Applicant testified that at the time he purchased the subject property, he was aware of the subject property's side yard setback requirements

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 application for a 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: McDonald's USA, LLC

CAL NO.: 263-18-S

APPEARANCE FOR: Brandon Calvert

MINUTES OF MEETING:
August 17, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1545 W. 47th Street

NATURE OF REQUEST: Application for a special use to establish a dual lane drive-through to serve an existing fast food restaurant.

ACTION OF BOARD-
Continued to October 19, 2018 at 9:00 a.m.

THE VOTE

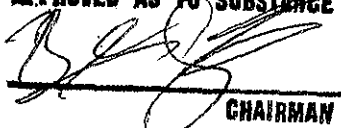
RECEIVED

SEP 24 2018

CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
RECUSED		
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: McDonald's USA, LLC
APPEARANCE FOR: Brandon Calvert
APPEARANCE AGAINST: None
PREMISES AFFECTED: 1454 W. 47th Street

CAL NO.: 264-18-Z
MINUTES OF MEETING:
August 17, 2018

NATURE OF REQUEST: Application for a variation to increase the 4,000 square feet maximum gross floor area of a commercial establishment by not more than 10% (58 square feet) for a proposed one story addition to an existing fast food restaurant.

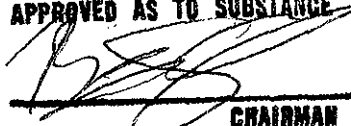
**ACTION OF BOARD-
APPLICATION WITHDRAWN**

THE VOTE

RECEIVED
SEP 24 2018
CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
RECUSED		
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE

CHAIRMAN

ZONING BOARD OF APPEALS
CITY OF CHICAGO

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



RECEIVED

SEP 24 2018

CITY OF CHICAGO
ZONING BOARD OF APPEALS

1618-24 Grand LLC

APPLICANT

195-18-S, 196-18-Z, 197-18-Z, & 198-18-Z

CALENDAR NUMBERS

1602 W. Grand Avenue

PREMISES AFFECTED

August 17, 2018

HEARING DATE

ACTION OF BOARD

THE VOTE

The Board denied the applications.

Blake Sercye
Shaina Doar
Sol Flores
Sam Toia
Amanda Williams

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

**FINDINGS OF THE ZONING BOARD OF APPEALS
IN THE MATTER OF THE SPECIAL USE AND VARIATION APPLICATIONS
FOR 1602 W. GRAND AVENUE BY 1618-24 GRAND LLC**

I. BACKGROUND

1618-24 Grand LC (the "Applicant") submitted special use and variation applications for 1602 W. Grand Avenue (the "subject property"). The subject property is currently zoned C1-2 and is improved with a one-story office building. The Applicant proposed to raze the building and erect a new four-story, eight dwelling-unit condominium building. To permit this new construction, the Applicant sought a special use to establish resident use below the second floor. The Applicant also sought variations to: (1) reduce the minimum lot area from the required 8,000 square feet to 7,350 square feet; (2) increase the permitted building height from 45' to 48.7' feet; and (3) increase the area occupied by an accessory building in the rear setback from 1,323 square feet to 1,442.4 square feet. 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") recommended approval for the special use provided that the development was consistent with the design and layout of the plans and drawings dated April 27, 2018, and prepared by Axios Architects and Consultants.

II. PUBLIC HEARING

A. The Hearing

APPROVED AS TO SUBSTANCE

CHAIRMAN

The ZONING BOARD OF APPEALS held a public hearing on the Applicant's applications at its regular meeting held on August 17, 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 17-13-018-A of the Chicago Zoning Ordinance. In accordance with the ZONING BOARD OF APPEALS' Rules of Procedure, the Applicant had submitted its proposed Findings of Fact. A member of the Applicant Mr. Anthony Lamonia and the Applicant's attorney Mr. Nick Ftikas were present. The Applicant's architect Mr. Bill Kokalias and its certified appraiser Mr. Terrance O'Brien were also present. Testifying in opposition to the applications were Alderman Proco ("Joe") Moreno, Ms. Lyn Wolfson, Mr. Bill Browse, and Mr. Aaron Spivack. With the exception of certain testimony set forth below, the statements and testimony given during the public hearing were given in accordance with the ZONING BOARD OF APPEALS' Rules of Procedure.

Alderman Moreno testified as to the history of his work with the Chicago Grand Neighborhood Association ("Association") to create a comprehensive zoning plan for the ward. He testified that because of this and because of safety concerns, he was opposed to the Applicant's proposed special use.

The Applicant's attorney Mr. Nick Ftikas reminded the ZONING BOARD OF APPEALS that pursuant to *City of Chicago Heights v. Living Word Outreach Full Gospel Church and Ministries, Inc.*, 196 Ill.2d. 1 (2001), a special use could not be denied simply because it did not comport with a comprehensive zoning plan. He reminded the ZONING BOARD OF APPEALS that a comprehensive zoning plan was simply a guide and should not be considered by an administrative body like the ZONING BOARD OF APPEALS.

Mr. Ftikas then stated that the Applicant had a contract to purchase the subject property from Esperanza Community Organizations ("Esperanza"). He stated that the existing building on the subject property had been Esperanza's office and administration building for the past fifty years. He stated that Esperanza is in the process of consolidating its operations to a neighboring property 50' west of the subject property.

The Applicant presented the testimony of its member Mr. Anthony Lamonia. Mr. Lamonia testified that the Applicant had a contract to purchase the subject property. He testified that the subject property measured 73.5' wide by 100' deep. He testified that the subject property was therefore 25' shorter than a standard City lot. He testified that the Applicant proposed to take down the existing one-story office building on the subject property and redevelop the subject property with a new four-story residential building. He testified that because of the subject property's C1-2 zoning, a special use is required for the Applicant's proposed ground-floor residential dwelling-units. He testified that the variation to reduce the minimum lot area was required to allow the Applicant to build eight dwelling-units on the subject property. He testified the variation to increase the subject property's building height would allow the Applicant to provide 9' ceilings in the

proposed dwelling-units. He testified the variation to increase the area occupied by an accessory building in the rear setback was to allow for a detached garage. He testified that this request was due to the subject property's short lot depth. He testified that he was familiar with the general makeup of this stretch of Grand Avenue. He testified that this section of Grand Avenue was located just west of Ashland Avenue and abuts a residential district. He testified that there was residential zoning to the north and west of this section of Grand Avenue and that there were a number of all-residential buildings in the area. He testified that four of the buildings directly across the street from the subject property were all-residential buildings.

Mr. Ftikas stated that these all-residential buildings bore the addresses of 1611, 1613, 1623-25 and 1627 W. Grand Avenue. He stated that they were identified on the zoning map directly to the south of the subject property.

The Applicant presented the expert testimony of its architect Mr. Bill Kokolias. Mr. Kokolias testified that the special use was necessary to permit the proposed ground floor residential dwelling-units. He testified that the height increase was necessary so that the Applicant could provide a 9' ceiling height. He testified such ceiling height was necessary to meet demand in the marketplace with respect to new construction. He testified that the proposed building would still be shorter than the neighboring building to the east. He testified that the Applicant was seeking a special use to reduce the minimum lot area requirement and increase the allowable size of the detached garage. He testified that these variations were due to the 100' lot depth. He testified the proposed development would be compatible with the character of the surrounding neighborhood. He then testified that the variations would not be detrimental to public welfare or be injurious to other property or improvements in the area. He testified that the variations would not substantially increase congestion in the public streets. He testified that the variations would not diminish or impair property values.

The Applicant presented the expert testimony of its appraiser Mr. Terrance O'Brien. Mr. O'Brien testified that he was familiar with the subject property and its surroundings. He testified that this portion of Grand Avenue was mixed-use, with some retail, some commercial and a substantial amount of residential on the ground floor. He testified that within approximately three blocks to the west and three blocks to the east of the subject property, there were seventeen properties with ground floor residential use. He testified that four of these properties were directly across the street from the subject property. He testified that within the same six blocks, there were also seventeen vacant storefronts. He then read into the record the addresses of these storefronts. He testified that the Applicant's proposed special use complied with all applicable standards of the Chicago Zoning Ordinance. He testified that the proposed special use would have no adverse impact on the general welfare of the neighborhood because the proposed special use would be harmonious and compatible with other land uses. He testified that the proposed special use would be compatible with the character of the area in terms of site planning, building scale and project design. He testified the proposed special use would be compatible in terms of operating characteristics because any outdoor lighting would be designed so not to allow spillage onto adjoining properties. He testified that because all

automobiles would enter the subject property from the rear, automobiles would have little to no interaction with pedestrians and therefore the proposed special use would be designed to promote pedestrian safety and comfort.

The Applicant again presented the expert testimony of Mr. Kokalias. Mr. Kokalias then testified that the Applicant proposed a wrought iron fence along the front of the subject property. He testified that there would be other security measures, such as a security system to allow entrance and security cameras. He testified that there would be vertical down-lighting on the proposed building.

Mr. Ftikas then submitted and the ZONING BOARD OF APPEALS accepted into the record several letters of support for the Applicant's proposed plan of development from nearby residents.

Ms. Lyn Wolfson, of 1624 W. Erie Street, testified in opposition to the applications. She testified that she was a member of the Association. She testified as to her belief the Applicant's proposed plan of development should not be granted due to its incompatibility with the Association's comprehensive zoning plan.

The ZONING BOARD OF APPEALS stated that pursuant to *City of Chicago Heights v. Living Word Outreach Full Gospel Church and Ministries, Inc.*, the ZONING BOARD OF APPEALS could not deny an application simply because an application was not compatible with a comprehensive zoning plan. It then asked Ms. Wolfson to state what specific elements of the Chicago Zoning Ordinance for either a special use or a variation that she believed the Applicant's proposed plan of development for the subject property did not meet.

Ms. Wolfson continued her testimony about the comprehensive zoning plan, which was not relevant to the ZONING BOARD OF APPEALS.

Mr. Bill Browse, of 1647 W. Grand Avenue, testified in opposition to the applications. He testified that he was a member of the Association. He testified that the with respect to the residential building located across the street from the subject property at 1617 West Grand, it would have made no sense to provide commercial space at that location as 1617 W. Grand was built between two existing all-residential buildings. He testified that, in contrast, the subject property was located on the north side of West Grand which was commercial from Ashland to Marshfield. He then testified as to the comprehensive zoning plan, which as mentioned above, was not relevant to the ZONING BOARD OF APPEALS.

Mr. Aaron Spivack, of 1617 W. Grand, testified in opposition to the applications. He first testified as to the comprehensive zoning plan, which as mentioned above, was not relevant to the ZONING BOARD OF APPEALS. He then testified that he did not agree with Mr. O'Brien's assessment that there are many vacant commercial storefronts on this section of West Grand. He testified that he believed the area needed commercial storefronts on the first floor, especially on the north side of the West Grand Avenue

between Marshfield and Ashland. He testified that West Grand at this location was a main arterial street.

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: (1) complies with all applicable standards of the Chicago Zoning Ordinance; (2) 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) is compatible with the character of the surrounding area in terms of site planning and building scale and project design; (4) 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) is designed to promote pedestrian safety and comfort.

C. Criteria for a Variation

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

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

Pursuant to Section 17-13-1107-C of the Chicago Zoning Ordinance, in making its determination of whether practical difficulties or particular hardships exist, the ZONING BOARD OF APPEALS must take into consideration the extent to which evidence has been submitted substantiating the following facts: (1) the particular physical surroundings, shape or topographical condition of the specific property involved would result in a particular hardship upon the property owner as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out; (2) the conditions upon which the petition for a variation 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 application for a special use pursuant to Section 17-13-0905-A of the Chicago Zoning Ordinance:

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

The subject property is located in a C1-2 zoning district and therefore a special use is required for any residential use below the second floor. Since the ZONING BOARD OF APPEALS declines to grant the proposed special use, the proposed special use does not comply with all applicable standards of the Chicago Zoning Ordinance.

2. *The proposed special use will have a significant adverse impact on the general welfare of the neighborhood.*

While the area is mixed-use, that is to say, there is both residential and commercial use in the neighborhood, the north side of this particular block of West Grand Avenue (i.e., from Marshfield to Ashland) has predominately commercial use at grade. For instance, the property next east to the subject property is currently improved with a multi-use building that has commercial space at grade. The property at the corner of West Grand Avenue and Ashland was – until very recently – improved with a tavern. Further, the subject property itself has been improved with commercial use at grade for the past fifty years and is located very near two corners: that of Ashland and West Grand Avenue and that of Marshfield and West Grand Avenue. The residential properties on the south side of West Grand Avenue at this location do not share such nearness to two corners, as Marshfield does not continue south across West Grand Avenue. As West Grand Avenue is an arterial street (or, in the words of Mr. O'Brien's report, a primary thoroughfare) at this location, allowing at grade residential so near two corners would be detrimental to other commercial uses not only on the north side of this particular block of West Grand Avenue but also the neighborhood in general. The ZONING BOARD OF APPEALS notes, for instance, that west from the subject property – across from Marshfield – will be Esperanza's relocated offices.

3. *The proposed special use is not compatible with the character of the surrounding area in terms of site planning and building scale and project design.*

As will be discussed in more detail below, the ZONING BOARD OF APPEALS declines to grant the variations necessary to permit the Applicant's proposed building. Since the proposed special use will be located inside the Applicant's proposed building, such special use is not 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 not compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise and traffic generation.*

Residential at grade at this location would make the subject property much more passive. This is not compatible with the commercial character of the north side of this block of West Grand Avenue. Mr. Kokolias' testimony of wrought iron fences and security cameras are especially at odds with the at-grade commercial use at the property next east to the subject property.

- 5. The proposed special use is not designed to promote pedestrian safety and comfort.*

As noted above, this area is mixed-use. Mixed-use succeeds in creating pedestrian safety and comfort because it allows for pockets of active space interspersed with more passive use. In this case, to allow another portion of active space to disappear from the streetscape would not promote pedestrian safety and comfort.

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

As discussed in more detail below the Applicant's requested variations are simply to make more money out of the subject property; therefore, strict compliance with the regulation and standards of the Chicago Ordinance would not create practical difficulties or particular hardships for 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-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 provided no testimony as to why the subject property could not 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 state that without the requested variations, the Applicant would have to design dwelling units that were not in line with other dwelling units in the area. However, this statement does not show to the ZONING BOARD OF APPEALS that the subject property cannot yield a reasonable rate of return.

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

The Applicant argued that the 100' depth of the subject property created a practical difficulty or particular hardship. However, the Applicant's request for variations amounts to a request to allow the Applicant to build a bigger building and bigger detached garage than what would ordinarily be allowed on a lot the size of the subject property. This is not a unique circumstance and is instead an attempt to maximize the Applicant's profit out of the subject property, which is a condition generally applicable to other properties purchased for redevelopment.

3. *The variations, if granted, will alter the essential character of the neighborhood.*

The variations would allow the Applicant to forgo ground floor commercial use on the subject project. As discussed above, the ZONING BOARD OF APPEALS believes lack of at-grade commercial use on the subject property would have a significant adverse impact on the general welfare of the neighborhood. Such significant adverse impact would alter the essential character of the neighborhood.

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

1. *The particular physical surroundings, shape or topographical condition of the specific property involved would 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.*

The ZONING BOARD OF APPEALS acknowledges that the subject property is 100' deep and this is 25' shorter than a standard City lot. However, the subject property is also 73.5' wide – almost three times as wide as a standard City lot.

The ZONING BOARD OF APPEALS thus fails to see how the subject property's substandard lot depth is anything other than a mere inconvenience in this particular instance.

- 2. The conditions upon which the petitions for the variations are based would be applicable, generally, to other property within the same zoning classification.*

The Applicant has requested all of the variations so that it may build a larger building and larger detached garage than would otherwise be allowed. The Applicant is doing this so it can maximize the Applicant's profit out of the subject property. As all developers, generally, wish to maximize their profit out of their respective properties, the conditions upon the petitions for the variations are based are applicable, generally, to other property within the C1-2 zoning classification.

- 3. The purpose of the variations is based exclusively upon a desire to make more money out of the property.*

The purpose of the variations is so the Applicant can build a larger building and larger detached garage than what would otherwise be allowed on the subject property. This is simply an attempt by the Applicant to maximize profit out of the subject property.

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

The Applicant is under contract to the purchase the subject property and once purchased, proposes to raze the existing building and redevelop the subject property. The Applicant *chose* to redevelop the property with a larger building and larger detached garage that would necessitate these variations. This is a self-created hardship.

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 covering the specific criteria for a special use pursuant to Sections 17-13-0905-A of the Chicago Zoning Ordinance.

For all of the above 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 application for a special use.

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, CITY HALL, ROOM 905

APPLICANT: 1554 W. 21st LLC
APPEARANCE FOR: Nicholas Ftikas
APPEARANCE AGAINST: None
PREMISES AFFECTED: 1554 W. 21st Street

CAL NO.: 302-18-S

MINUTES OF MEETING:
 August 17, 2018

NATURE OF REQUEST: Application for a special use to establish residential use below the second floor for a proposed four unit residential townhouse development.

**ACTION OF BOARD-
 APPLICATION APPROVED**

THE VOTE

RECEIVED

SEP 24 2018

CITY OF CHICAGO
 ZONING BOARD OF APPEALS

BLAKE SERCYE
 SHAINA DOAR
 SOL FLORES
 SAM TOLA
 AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

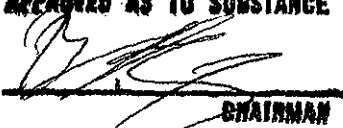
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 20, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on July 6, 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 residential use below the second floor for a proposed four unit residential townhouse development; 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 1, 2018, prepared by Vari Architects, 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: 1554 W. 21st Street
APPEARANCE FOR: Nicholas Ftikas
APPEARANCE AGAINST: None
PREMISES AFFECTED: 1554 W. 21st Street

CAL NO.: 303-18-Z

MINUTES OF MEETING:
 August 17, 2018

NATURE OF REQUEST: Application for a variation to reduce the front wall facing a public street from the required 12' to 0.96', rear wall facing a property line setback from 12' to 3', the end wall facing a public street from 5' to zero for a proposed four unit residential townhouse development.

**ACTION OF BOARD-
 VARIATION GRANTED**

THE VOTE

RECEIVED

SEP 24 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 July 20, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on July 6, 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 wall facing a public street to 0.96', rear wall facing a property line setback to 3', the end wall facing a public street to zero for a proposed four unit residential townhouse development; a special use was also granted to the subject property in Cal. No. 302-18-S; an additional variation was granted to the subject property in Cal. No. 304-18-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: 1554 W. 21st Street
APPEARANCE FOR: Nicholas Ftikas
APPEARANCE AGAINST: None
PREMISES AFFECTED: 1554 W. 21st Street

CAL NO.: 304-18-Z
MINUTES OF MEETING:
 August 17, 2018

NATURE OF REQUEST: Application for a variation to reduce the private yard requirement per unit from 200 square feet to zero for a proposed four dwelling unit residential townhouse development with one unenclosed parking space and a three car detached garage.

**ACTION OF BOARD-
 VARIATION GRANTED**

THE VOTE

RECEIVED

SEP 24 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		

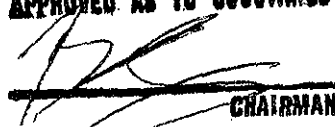
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 20, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on July 6, 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 private yard requirement per unit to zero for a proposed four dwelling unit residential townhouse development with one unenclosed parking space and a three car detached garage; a special use was also granted to the subject property in Cal. No. 302-18-S; an additional variation was granted to the subject property in Cal. No. 303-18-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: McDonald's USA, LLC **CAL NO.:** 312-18-S
APPEARANCE FOR: Tim Hinchman **MINUTES OF MEETING:**
August 17, 2018
APPEARANCE AGAINST: None
PREMISES AFFECTED: 207 E. 35th Street
NATURE OF REQUEST: Application for a special use to establish a dual lane drive-through to serve an existing fast food restaurant.

ACTION OF BOARD-
Continued to September 21, 2018 at 2:00 p.m.

RECEIVED

SEP 24 2018

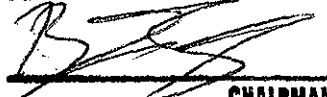
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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: 3200 North Southport Acquisitions, LLC

CAL NO.: 320-18-Z

APPEARANCE FOR: Sara Barnes

MINUTES OF MEETING:
August 17, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3200 N. Southport Avenue

NATURE OF REQUEST: Application for a variation to reduce the rear yard setback from the required 30' to 16' on floors containing dwelling units for a proposed five-story building with ground floor retail and twenty four dwelling units above.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

RECEIVED

SEP 24 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 July 20, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on July 6, 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 setback to 16' on floors containing dwelling units for a proposed five-story building with ground floor retail and twenty four dwelling units above; 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: 669-71 North Milwaukee, LLC

CAL NO.: 328-18-Z

APPEARANCE FOR: Michael Esgur

MINUTES OF MEETING:
August 17, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 667-71 N. Milwaukee Avenue

NATURE OF REQUEST: Application for a variation to reduce the minimum lot area from the required 4,800 square feet to 4,505.33 square feet which is not more than 90% for a proposed four-story building with ground floor retail, and twelve dwelling units above and an attached garage with two parking spaces which is located 1,276 feet from a CTA rail entrance.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

RECEIVED

SEP 24 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		

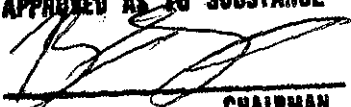
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 20, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on July 6, 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 4,505.33 square feet which is not more than 90% for a proposed four-story building with ground floor retail, and twelve dwelling units above and an attached garage with two parking spaces which is located 1,276 feet from a CTA rail entrance; an additional variation was granted to the subject property in Cal. No. 329-18-Z; a special use was granted to the subject property in Cal. No. 330-18-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): the plans submitted at this hearing, August 17, 2018.

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: 669-71 North Milwaukee, LLC **CAL NO.:** 329-18-Z
APPEARANCE FOR: Michael Esgur **MINUTES OF MEETING:**
APPEARANCE AGAINST: None August 17, 2018
PREMISES AFFECTED: 667-71 N. Milwaukee Avenue

NATURE OF REQUEST: Application for a variation to reduce the rear setback from the required 30' to zero on floors containing dwelling units for a proposed four-story building with ground floor retail, and twelve dwelling units above and an attached garage with two parking spaces which is located 1,276 feet from a CTA rail entrance.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

RECEIVED

 SEP 24 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		

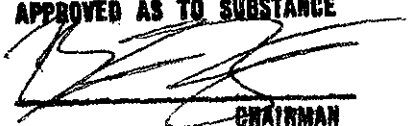
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 20, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on July 6, 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 on floors containing dwelling units for a proposed four-story building with ground floor retail, and twelve dwelling units above and an attached garage with two parking spaces which is located 1,276 feet from a CTA rail entrance; an additional variation was granted to the subject property in Cal. No. 328-18-Z; a special use was granted to the subject property in Cal. No. 330-18-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): the plans submitted at this hearing, August 17, 2018.

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: 669-71 N. Milwaukee Avenue
APPEARANCE FOR: Michael Esgur
APPEARANCE AGAINST: None
PREMISES AFFECTED: 667-71 N. Milwaukee Avenue

CAL NO.: 330-18-S
MINUTES OF MEETING:
 August 17, 2018

NATURE OF REQUEST: Application for a special use to reduce the required parking from twelve stalls to two stalls for a proposed four-story building with ground floor retail and twelve dwelling units above which is located within 1,276 feet of a CTA rail entrance.

**ACTION OF BOARD-
 APPLICATION APPROVED**

THE VOTE

RECEIVED

SEP 24 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		

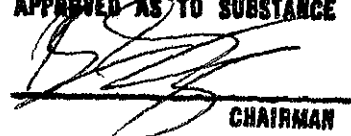
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 20, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on July 6, 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 two stalls for a proposed four-story building with ground floor retail and twelve dwelling units above which is located within 1,276 feet of a CTA rail entrance; 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 August 17, 2018, prepared by Space Architects and Planners.

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: 1709 N. Kedzie Avenue

CAL NO.: 331-18-S

APPEARANCE FOR: Barry Ash

MINUTES OF MEETING:
August 17, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1709 N. Kedzie Avenue

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

ACTION OF BOARD-
Continued to September 21, 2018 at 2:00 p.m.

RECEIVED

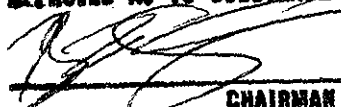
SEP 24 2018

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: Betzalel Schur **CAL NO.:** 342-18-Z
APPEARANCE FOR: Thomas Moore **MINUTES OF MEETING:**
August 17, 2018
APPEARANCE AGAINST: None
PREMISES AFFECTED: 2812 W. Coyle Avenue

NATURE OF REQUEST: Application for a variation to reduce the west setback from the required 4.25' to 0.51' (east to be 4.54') combined side setback from 12.75' to 5.05' for a proposed two-story rear addition, a one story east addition an unenclosed stair way and new rear open patio.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

RECEIVED

 SEP 24 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 July 20, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on July 6, 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 0.51' (east to be 4.54') combined side setback to 5.05' for a proposed two-story rear addition, a one story east addition an unenclosed stair way and new rear open patio; 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: John Carothers dba Snootie Fox Grooming Spa CAL NO.: 343-18-S

APPEARANCE FOR: Same as Applicant

MINUTES OF MEETING:
August 17, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 7122 S. Ashland Avenue

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

**ACTION OF BOARD-
APPLICATION APPROVED**

THE VOTE

RECEIVED

SEP 24 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		

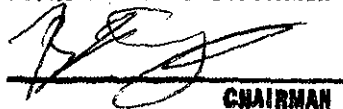
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 20, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on July 6, 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/beauty salon; 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, John Carothers.

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: Pipefitters Local No. 597 UA **CAL NO.:** 347-18-Z
APPEARANCE FOR: Thomas Moore **MINUTES OF MEETING:**
August 17, 2018
APPEARANCE AGAINST: None
PREMISES AFFECTED: 1448 W. Madison Street

NATURE OF REQUEST: Application for a variation to reduce the rear setback from the required 30' to zero on floors containing dwelling units for a proposed five story mixed use building with ground floor retail and thirty-two dwelling units above.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

RECEIVED

 SEP 24 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		

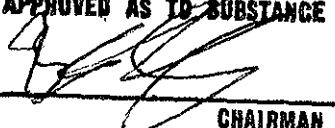
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 20, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on July 6, 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 on floors containing dwelling units for a proposed five story mixed use building with ground floor retail and thirty-two dwelling units above; 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