

ZBA  
RESOLUTIONS  
MARCH 16, 2018

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

**MINUTES OF MEETING**

**Date: March 16, 2018**

**Cal. No. 96-17-S**

Thomas S. Moore, Attorney for the Applicant, presented a written request for an extension of time in which to establish a medical cannabis dispensary facility at the subject property located at 1930 W. Chase Avenue / 7305 N. Rogers Avenue. The special use was approved on March 17, 2017 in Cal. No. 96-17-S.

Mr. Moore stated that his client had encountered administrative difficulties with the State Licensing Agency but his client is hopeful the license will be forthcoming soon however he will not be able to obtain the necessary licensing within the one year validity period.

Blake Sercye moved the request be granted and the time for obtaining the necessary permit be extended to March 17, 2019.

Yeas – Sercye, Toia, Williams. Nays – None. Absent-Doar, Flores.



**'APR 30 2018**

**CITY OF CHICAGO  
ZONING BOARD OF APPEALS**

**APPROVED AS TO SUBSTANCE**

**CHAIRMAN**

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

**MINUTES OF MEETING**

**Date: March 16, 2018**

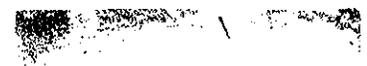
**Cal. No. 99-17-S**

John Henderson, for the Applicant, 3801 Montrose LLC presented a written request for an extension of time in which to establish residential use below the second floor to convert an existing commercial building to a detached house at the subject property located at 3801 W. Montrose Avenue. The special use was approved on March 17, 2017 in Cal. No. 99-17-S.

Mr. Henderson stated that he has not been able to begin the renovation to occupy the building. He continues interviewing contractors to find a bid within budget in order to complete the project this year. However, he will not be able to complete the project within the one year validity period.

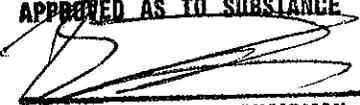
Blake Sercye moved the request be granted and the time for obtaining the necessary permit be extended to March 17, 2019.

Yeas – Sercye, Toia, Williams. Nays – None. Absent-Doar, Flores.



**APR 30 2018**

**CITY OF CHICAGO  
ZONING BOARD OF APPEALS**

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

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

**APPLICANT:** 2446 W. Huron Inc.

**CAL NO.:** 134-18-Z

**APPEARANCE FOR:** Mark Kupiec

**MINUTES OF MEETING:**  
March 16, 2018

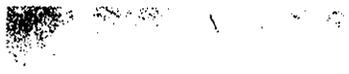
**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 2446 W. Huron Street

**NATURE OF REQUEST:** Application for a variation to reduce the front setback from the required 14.73' to 6.67', east setback from 2' to zero (west to be 2.71') combined side setback from 5' to 2.71', rear setback from 34.38' to 1.95', rear setback from the rear property line to enclosed parking from 2' to 1.95' for a proposed three-story, single family residence with a detached garage with roof deck and access stair.

**ACTION OF BOARD-  
VARIATION GRANTED**

**THE VOTE**

  
**APR 30 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		

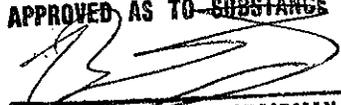
**THE RESOLUTION:**

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

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: the applicant shall be permitted to reduce the front setback to 6.67', east setback to zero (west to be 2.71') combined side setback to 2.71', rear setback to 1.95', rear setback from the rear property line to enclosed parking to 1.95' for a proposed three-story, single family residence with a detached garage with roof deck and access stair; 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:** Luis A. Quito DBA Lush Massage Day Spa

**CAL NO.:** 135-18-S

**APPEARANCE FOR:** Same as Applicant

**MINUTES OF MEETING:**  
February 16, 2018

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 4411 N. Kimball Avenue

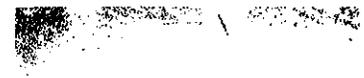
**NATURE OF REQUEST:** Application for a special use to establish a massage establishment.

**ACTION OF BOARD-**  
**APPLICATION DISMISSED FOR WANT OF PROSECUTION.**

**THE VOTE**

BLAKE SERCYE  
SHAINA DOAR  
SOL FLORES  
SAM TOIA  
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
		X
X		
X		



**APR 30 2018**

**CITY OF CHICAGO  
ZONING BOARD OF APPEALS**

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

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

APPLICANT: 1655 Burling, LLC

CAL NO.: 136-18-Z

APPEARANCE FOR: Thomas Moore

MINUTES OF MEETING:

March 16, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1655 N. Burling Street

NATURE OF REQUEST: Application for a variation to reduce the south setback from 20.8' to zero, north setback from 2.08' to 0.71', combined side setback from 5.2' to 0.71', rear setback from 33.6' to 0.08' for a proposed rear one-story stairway enclosure to connect the garage to the principle building.

ACTION OF BOARD- VARIATION GRANTED

THE VOTE

APR 30 2018 CITY OF CHICAGO ZONING BOARD OF APPEALS

BLAKE SERCYE SHAINA DOAR SOL FLORES SAM TOIA AMANDA WILLIAMS

Table with 3 columns: AFFIRMATIVE, NEGATIVE, ABSENT. Rows show votes for Blake Sercye, Shaina Doar, Sol Flores, Sam Toia, and Amanda Williams.

THE RESOLUTION:

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

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the south setback to zero, north setback to 0.71', combined side setback to 0.71', rear setback to 0.08' for a proposed rear one-story stairway enclosure to connect the garage to the principle building; an additional variation was granted to the subject property in Cal. No. 137-18-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): provided construction is consistent with the plans prepared by Patrick Plunkett Architectural Design Ltd. and submitted to the Board by the Applicant at the March 16, 2018 hearing.

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

APR 30 2018 CITY OF CHICAGO ZONING BOARD OF APPEALS

APPROVED AS TO SUBSTANCE [Signature] CHAIRMAN

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

APPLICANT: 1655 Burling, LLC

CAL NO.: 137-18-Z

APPEARANCE FOR: Thomas Moore

MINUTES OF MEETING:  
March 16, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1655 N. Burling Street

NATURE OF REQUEST: Application for a variation to relocate a portion of the required 202.8 square feet of rear yard open space to a deck or patio that is more than four feet above grade (176.34 square feet shall be located on the rear patio) for a proposed rear one story stairway enclosure to connect the garage to the principle building.

**ACTION OF BOARD-  
VARIATION GRANTED**

**THE VOTE**



APR 30 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 March 16, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on March 2, 2018; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: the applicant shall be permitted to relocate a portion of the required 202.8 square feet of rear yard open space to a deck or patio that is more than four feet above grade (176.34 square feet shall be located on the rear patio) for a proposed rear one story stairway enclosure to connect the garage to the principle building; an additional variation was granted to the subject property in Cal. No. 136-18-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): provided construction is consistent with the plans prepared by Patrick Plunkett Architectural Design Ltd. and submitted to the Board by the Applicant at the March 16, 2018 hearing.

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:** Cloud Property Management, LLC 2315 Series

**CAL NO.:** 138-18-Z

**APPEARANCE FOR:** Thomas Moore

**MINUTES OF MEETING:**

March 16, 2018

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 2315 W. 24<sup>th</sup> Place

**NATURE OF REQUEST:** Application for a variation to reduce the front setback from the required 14.91' to 10.25', rear setback from 37.29' to 5.25', west setback from 4.8' to 4.75' for two proposed third floor additions on to an existing three-story building being converted to contain eight dwelling units and three parking stalls.

**ACTION OF BOARD-  
VARIATION GRANTED**

**THE VOTE**

APR 30 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 March 16, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on March 2, 2018; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the front setback to 10.25', rear setback to 5.25', west setback to 4.75' for two proposed third floor additions on to an existing three-story building being converted to contain eight dwelling units and three parking stalls; an additional variation was granted to the subject property in Cal. No. 139-18-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:** Cloud Property Management, LLC 2315 Series

**CAL NO.:** 139-18-Z

**APPEARANCE FOR:** Thomas Moore

**MINUTES OF MEETING:**

March 16, 2018

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 2315 W. 24<sup>th</sup> Place

**NATURE OF REQUEST:** Application for a variation to reduce the minimum parking spaces from eight to three for two proposed third floor additions onto an existing three story building being converted to contain eight dwelling unit building and three parking stalls.

**ACTION OF BOARD-  
VARIATION GRANTED**

**THE VOTE**

APR 30 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:**

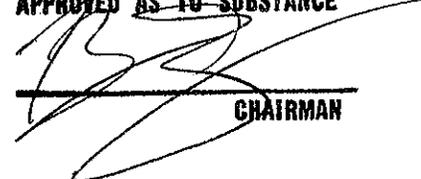
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 16, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on March 2, 2018; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the minimum parking spaces to three for two proposed third floor additions onto an existing three story building being converted to contain eight dwelling unit building and three parking stalls; an additional variation was granted to the subject property in Cal. No. 138-18-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:** Super Mercado La Gloria

**CAL NO.:** 140-18-Z

**APPEARANCE FOR:** Sara Barnes

**MINUTES OF MEETING:**

March 16, 2018

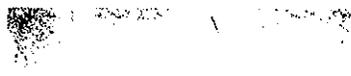
**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 4117-25 S. Kedzie Avenue

**NATURE OF REQUEST:** Application for a variation to establish a public place of amusement license for a proposed banquet hall.

**ACTION OF BOARD-  
VARIATION GRANTED**

**THE VOTE**

  
**APR 30 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 March 16, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on March 2, 2018; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a public place of amusement license for a proposed banquet hall; 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:** Felicia Ervin  
**APPEARANCE FOR:** Same as Applicant  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 7105 S. Halsted Street

**CAL NO.:** 141-18-S  
**MINUTES OF MEETING:**  
 March 16, 2018

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

**ACTION OF BOARD-  
 APPLICATION APPROVED**

**THE VOTE**

APR 30 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 March 16, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on March 2, 2018; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a hair 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, Felicia Ervin.

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:** JPD Development

**CAL NO.:** 142-18-Z

**APPEARANCE FOR:** Steven Stavropoulos

**MINUTES OF MEETING:**

March 16, 2018

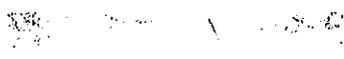
**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 1640 N. Talman Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the front setback from 14.17' to 5.44', north setback from 2' to 1' (south to be 4'), for a proposed front one story open porch with front and side stair runs for the existing four-story, four dwelling unit building with new rear three story open porch.

**ACTION OF BOARD-  
VARIATION GRANTED**

**THE VOTE**

  
**APR 30 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		

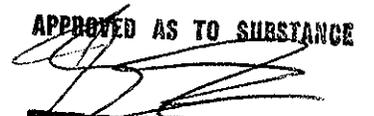
**THE RESOLUTION:**

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

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the front setback to 5.44', north setback to 1' (south to be 4'), for a proposed front one story open porch with front and side stair runs for the existing four-story, four dwelling unit building with new rear three story open porch; an additional variation was granted to the subject property in Cal. No. 143-18-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:** JPD Development

**CAL NO.:** 143-18-Z

**APPEARANCE FOR:** Steven Stavropoulos

**MINUTES OF MEETING:**  
March 16, 2018

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 1640 N. Talman Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the required rear yard open space from 760.18 square feet to 586.48 square feet for a proposed rear three-story open porch for the existing four-story, four dwelling unit building with new rear three story open porch.

**ACTION OF BOARD-  
VARIATION GRANTED**

**THE VOTE**

APR 30 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 March 16, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-times on March 2, 2018; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the required rear yard open space to 586.48 square feet for a proposed rear three-story open porch for the existing four-story, four dwelling unit building with new rear three story open porch; an additional variation was granted to the subject property in Cal. No. 142-18-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:** Indeco Holdings, Inc.

**CAL NO.:** 144-18-Z

**APPEARANCE FOR:** Scott Borstein

**MINUTES OF MEETING:**  
March 16, 2018

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 1316 N. Cleaver Street

**NATURE OF REQUEST:** Application for a variation to reduce the required minimum lot area per unit from 3,000 square feet to 2,992.08 square feet for a proposed three-story, three dwelling unit building with roof top stairway enclosure, roof deck and a rear open porch.

**ACTION OF BOARD-  
VARIATION GRANTED**

**THE VOTE**

  
**APR 30 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		

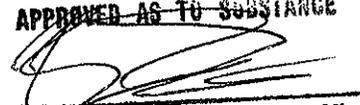
**THE RESOLUTION:**

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

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the required minimum lot area per unit to 2,992.08 square feet for a proposed three-story, three dwelling unit building with roof top stairway enclosure, roof deck and a rear open porch; George Blakemore of Chicago, Illinois testified in opposition; an additional variation was granted to the subject property in Cal. No. 145-18-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:** Indeco Holdings, Inc.

**CAL NO.:** 145-18-Z

**APPEARANCE FOR:** Scott Borstein

**MINUTES OF MEETING:**  
March 16, 2018

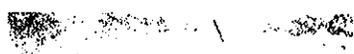
**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 1316 N. Cleaver Street

**NATURE OF REQUEST:** Application for a variation to reduce the south setback from 2' to 1' (north to be 3'), combined side setback from 4.8' to 4' for a proposed three-story, three dwelling unit building with roof top stairway enclosure, roof deck and a rear open porch.

**ACTION OF BOARD-  
VARIATION GRANTED**

**THE VOTE**



**APR 30 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 March 16, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on March 2, 2018; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the south setback to 1' (north to be 3'), combined side setback to 4' for a proposed three-story, three dwelling unit building with roof top stairway enclosure, roof deck and a rear open porch; George Blakemore of Chicago, Illinois testified in opposition; an additional variation was granted to the subject property in Cal. No. 144-18-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:** Mohamed Tandia DBA Kaedi African Hair Braiding Inc. **CAL NO.:** 146-18-S

**APPEARANCE FOR:** Same as Applicant

**MINUTES OF MEETING:**  
March 16, 2018

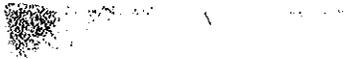
**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 1653 E. 87<sup>th</sup> Street

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

**ACTION OF BOARD-  
APPLICATION APPROVED**

**THE VOTE**



**APR 30 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		

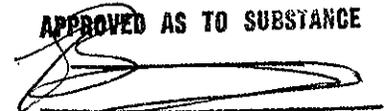
**THE RESOLUTION:**

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

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

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): provided the special use is issued solely to the applicant, Mohamed Tandia DBA Kaedi African Hair Braiding 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:** 2223 W. Madison, LLC

**CAL NO.:** 147-18-Z

**APPEARANCE FOR:** Mark Kupiec

**MINUTES OF MEETING:**  
March 16, 2018

**APPEARANCE AGAINST:** None

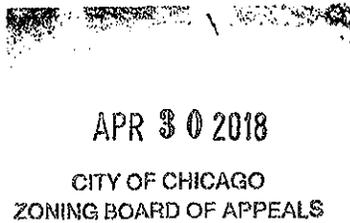
**PREMISES AFFECTED:** 2217-19 W. Madison Street

**NATURE OF REQUEST:** Application for a variation to reduce the west side setback from the required 12' to 2.66' for a proposed four-story, forty-two dwelling unit building with ground floor commercial use.

**ACTION OF BOARD-**

Continued to April 27, 2018 at 9:00 a.m.

**THE VOTE**



APR 30 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**

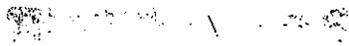
**ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905**

**APPLICANT:** Superior Super Auto Wash, Inc. **CAL NO.:** 148-18-Z  
**APPEARANCE FOR:** Mark Kupiec **MINUTES OF MEETING:**  
 March 16, 2018  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 4812-20 W. Lawrence Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the rear setback from the required 30' to 1' for a proposed one-story car wash building and trash enclosures.

**ACTION OF BOARD-  
 VARIATION GRANTED**

**THE VOTE**



**APR 30 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		

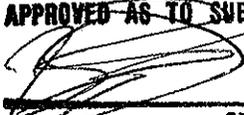
**THE RESOLUTION:**

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

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the rear setback to 1' for a proposed one-story car wash building and trash enclosures; 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: 1840 North Ave. Corp.

CAL NO.: 149-18-S

APPEARANCE FOR: Chris Leach

MINUTES OF MEETING:

March 16, 2018

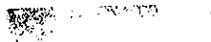
APPEARANCE AGAINST: None

PREMISES AFFECTED: 1840 W. North Avenue

NATURE OF REQUEST: Application for a special use to establish an outdoor patio located on the 1st floor roof top of a two-story building to serve a restaurant.

ACTION OF BOARD- APPLICATION APPROVED

THE VOTE



APR 30 2018 CITY OF CHICAGO ZONING BOARD OF APPEALS

BLAKE SERCYE SHAINA DOAR SOL FLORES SAM TOIA AMANDA WILLIAMS

Table with 3 columns: AFFIRMATIVE, NEGATIVE, ABSENT. Rows show votes for Blake Sercye, Shaina Doar, Sol Flores, Sam Toia, and Amanda Williams.

THE RESOLUTION:

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

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish an outdoor patio located on the 1st floor roof top of a two-story building to serve a restaurant; 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): 1840 North Ave. Corp., and the development is consistent with the design and layout of the plans and drawings dated May 23, 2017, including the elevations dated July 19, 2017, all prepared by OKW Architects.

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

APPROVED AS TO SUBSTANCE

Signature of Chairman

CHAIRMAN

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

**APPLICANT:** Rabbi Eliezer Dimarsky

**CAL NO.:** 150-18-S

**APPEARANCE FOR:** Same as Applicant

**MINUTES OF MEETING:**

March 16, 2018

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 2855 W. Touhy Avenue

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

**ACTION OF BOARD-**

Continued to April 27, 2018 at 9:00 a.m.

**THE VOTE**

APR 30 2018

APR 30 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:** Seminary Properties and Management LTD.

**CAL NO.:** 151-18-Z

**APPEARANCE FOR:** Katriina McGuire

**MINUTES OF MEETING:**  
March 16, 2018

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 3647-49 N. Southport Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the rear setback from the required 30' to 12' on floors containing dwelling units for a proposed four-story, mixed use building.

**ACTION OF BOARD-  
VARIATION GRANTED**

**THE VOTE**

  
  
**APR 30 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 March 16, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-times on March 2, 2018; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the rear setback to 12' on floors containing dwelling units for a proposed four-story, mixed use 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:** Nicola Zodo

**CAL NO.:** 152-18-Z

**APPEARANCE FOR:** Roland Acosta

**MINUTES OF MEETING:**

March 16, 2018

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 7435 N. Olcott Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the front setback from the required 25.72' to 20.68', north from 4' to 3.96' (south to be 4.29'), combined side setback from 12' to 8.25' for a proposed front open porch and second floor addition with an attic for the existing one-story, single family residence.

**ACTION OF BOARD-  
VARIATION GRANTED**

**THE VOTE**

APR 30 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		

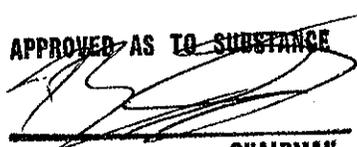
**THE RESOLUTION:**

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

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the front setback to 20.68', north to 3.96' (south to be 4.29'), combined side setback to 8.25' for a proposed front open porch and second floor addition with an attic for the existing one-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:** Teresa Andresen **CAL NO.:** 153-18-Z  
**APPEARANCE FOR:** Roland Acosta **MINUTES OF MEETING:**  
March 16, 2018  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 1449 N. Astor Street

**NATURE OF REQUEST:** Application for a variation to reduce the rear setback from the required 35.52' to zero, rear setback feature from 2' to zero, north and south setback both from 2.64' each to zero, combined side setback from 6.6' to zero for a proposed rear one-story addition to connect to a three-car garage with a roof deck and trellis.

**ACTION OF BOARD-  
VARIATION GRANTED**

**THE VOTE**

APR 30 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 March 16, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on March 2, 2018; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the rear setback to zero, rear setback feature to zero, north and south setback each to zero, combined side setback to zero for a proposed rear one-story addition to connect to a three-car garage with a roof deck and trellis; an additional variation was granted to the subject property in Cal. No. 154-18-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:** Teresa Andresen

**CAL NO.:** 154-18-Z

**APPEARANCE FOR:** Roland Acosta

**MINUTES OF MEETING:**  
March 16, 2018

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 1449 N. Astor Street

**NATURE OF REQUEST:** Application for a variation to increase the existing 8,780.34 square feet of floor area by 166 square feet which is not more than 15% for a proposed rear one-story addition to connect to a three-car garage with a roof deck and trellis.

**ACTION OF BOARD-  
VARIATION GRANTED**

**THE VOTE**



**APR 30 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 March 16, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on March 2, 2018; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to increase the existing 8,780.34 square feet of floor area by 166 square feet which is not more than 15% for a proposed rear one-story addition to connect to a three-car garage with a roof deck and trellis; George Blakemore of Chicago, Illinois testified in opposition; an additional variation was granted to the subject property in Cal. No. 153-18-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: Art Life Art Inc.  
APPEARANCE FOR: Same as Applicant  
APPEARANCE AGAINST: None  
PREMISES AFFECTED: 606 E. 75<sup>th</sup> Street

CAL NO.: 155-18-S

MINUTES OF MEETING:  
March 16, 2018

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

ACTION OF BOARD-  
Continued to May 18, 2018 at 9:00 a.m.

THE VOTE

APR 30 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:** Art Life Art Inc.

**CAL NO.:** 156-18-S

**APPEARANCE FOR:** Same as Applicant

**MINUTES OF MEETING:**  
March 16, 2018

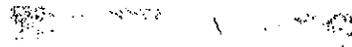
**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 606 E. 75<sup>th</sup> Street

**NATURE OF REQUEST:** Application for a special use to establish a public place of amusement license to provide live entertainment, music, DJ and a cover charge for a proposed tavern.

**ACTION OF BOARD-**  
**Continued to May 18, 2018 at 9:00 a.m.**

**THE VOTE**



**APR 30 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:** Bamir Cepe

**CAL NO.:** 157-18-S

**APPEARANCE FOR:** Thomas Moore

**MINUTES OF MEETING:**  
March 16, 2018

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 3437 N. Sheffield Avenue

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

**ACTION OF BOARD-  
APPLICATION APPROVED**

**THE VOTE**

APR 30 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		

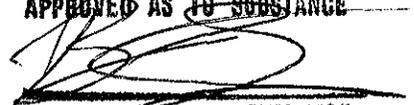
**THE RESOLUTION:**

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

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

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

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 Thrall **CAL NO.:** 159-18-Z

**APPEARANCE FOR:** Howard Kilberg **MINUTES OF MEETING:**  
March 16, 2018

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 3115 N. Clifton Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the south setback from the required 2.5' to 1.25', (north to be 8.21') for a proposed fourth story dormer addition and to convert the attic to habitable fourth story and a new three story open porch at the existing front building.

**ACTION OF BOARD-  
VARIATION GRANTED**

**THE VOTE**

APR 30 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		

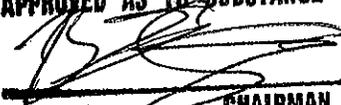
**THE RESOLUTION:**

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

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the south setback to 1.25', (north to be 8.21') for a proposed fourth story dormer addition and to convert the attic to habitable fourth story and a new three story open porch at the existing front building; two additional variations were granted to the subject property in Cal. Nos. 160-18-Z and 161-18-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 Thrall

**CAL NO.:** 160-18-Z

**APPEARANCE FOR:** Howard Kilberg

**MINUTES OF MEETING:**

March 16, 2018

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 3115 N. Clifton Avenue

**NATURE OF REQUEST:** Application for a variation to increase the height of the existing building from 32.06' to 35' for a proposed fourth story dormer addition.

**ACTION OF BOARD-  
VARIATION GRANTED**

**THE VOTE**

APR 30 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 March 16, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on March 2, 2018; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to increase the height of the existing building to 35' for a proposed fourth story dormer addition; two additional variations were granted to the subject property in Cal. Nos. 159-18-Z and 161-18-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 Thrall

**CAL NO.:** 161-18-Z

**APPEARANCE FOR:** Howard Kilberg

**MINUTES OF MEETING:**

March 16, 2018

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 3115 N. Clifton Avenue

**NATURE OF REQUEST:** Application for a variation to expand the existing floor area by no more than 7.8% with a 455.52' square foot fourth story dormer addition.

**ACTION OF BOARD-  
VARIATION GRANTED**

**THE VOTE**

APR 30 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 March 16, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on March 2, 2018; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to expand the existing floor area by no more than 7.8% with a 455.52' square foot fourth story dormer addition; two additional variations were granted to the subject property in Cal. Nos. 159-18-Z and 160-18-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

**APPROVED AS TO SUBSTANCE**



**CHAIRMAN**

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

**APPLICANT:** Irving & Clark Property, LLC **CAL NO.:** 162-18-Z  
**APPEARANCE FOR:** Louis Weinstock **MINUTES OF MEETING:**  
March 16, 2018  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 4000 N. Clark Street

**NATURE OF REQUEST:** Application for a variation to reduce the minimum lot area from the required 20,000 square feet to 16,656 square feet for a proposed gas station with three new pumps, retail accessory retail building and car wash.

**ACTION OF BOARD-  
VARIATION GRANTED**

**THE VOTE**

APR 30 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		

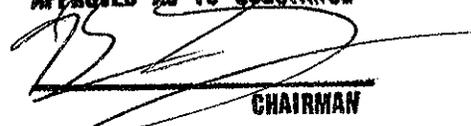
**THE RESOLUTION:**

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

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the minimum lot area to 16,656 square feet for a proposed gas station with three new pumps, retail accessory retail building and car wash; an additional variation and a special use were granted to the subject property in Cal. Nos. 163-18-Z and 105-18-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:** Irving & Clark Property, LLC **CAL NO.:** 163-18-Z  
**APPEARANCE FOR:** Louis Weinstock **MINUTES OF MEETING:**  
March 16, 2018  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 4000 N. Clark Street

**NATURE OF REQUEST:** Application for a variation to install required ornamental fencing at the property lines.

**ACTION OF BOARD-  
VARIATION GRANTED**

**THE VOTE**

APR 30 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		

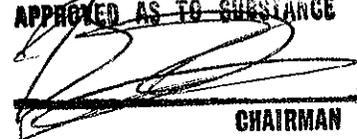
**THE RESOLUTION:**

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

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to install required ornamental fencing at the property lines; an additional variation and a special use were granted to the subject property in Cal. Nos. 162-18-Z and 105-18-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:** Irving & Clark Property, LLC **CAL NO.:** 105-18-S  
**APPEARANCE FOR:** Louis Weinstock **MINUTES OF MEETING:**  
March 16, 2018  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 4000 N. Clark Street

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

**ACTION OF BOARD-**  
**APPLICATION APPROVED**

**THE VOTE**

APR 30 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		

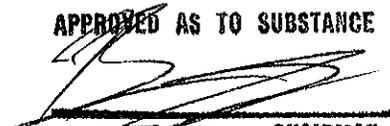
**THE RESOLUTION:**

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

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a gas station with three gas pumps, one-story accessory retail building and a car wash; two variations were also granted to the subject property in Cal. Nos. 162-18-Z and 163-18-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, Irving and Clark Property, LLC, and the development is consistent with the design and layout of the plans and drawings dated February 16, 2018, prepared by IPSA Architecture and Design.

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

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

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

**APPLICANT:** 2829 Clybourn, LLC

**CAL NO.:** 164-18-Z

**APPEARANCE FOR:** Mark Kupiec

**MINUTES OF MEETING:**  
March 16, 2018

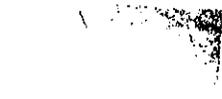
**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 2835 N. Clybourn Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the minimum lot area from the required 15,000 square feet to 14,062.5\* square feet for a proposed four-story, retail and fifteen dwelling unit building.

**ACTION OF BOARD-  
VARIATION GRANTED**

**THE VOTE**

  
**APR 30 2018**  
**CITY OF CHICAGO**  
**ZONING BOARD OF APPEALS**

BLAKE SERCYE  
SHAINA DOAR  
SOL FLORES  
SAM TOIA  
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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X		

**THE RESOLUTION:**

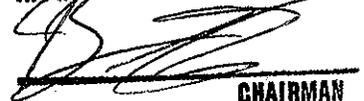
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 16, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on March 2, 2018; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the minimum lot area to 14,062.5\* square feet for a proposed four-story, retail and fifteen dwelling unit building; George Blakemore of Chicago, Illinois, testified in opposition; an additional variation was granted to the subject property in Cal. Nos. 98-18-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.  
\*Amended at Hearing

**APPROVED AS TO SUBSTANCE**

  
**CHAIRMAN**

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

**APPLICANT:** 2829 Clybourn, LLC

**CAL NO.:** 98-18-Z

**APPEARANCE FOR:** Mark Kupiec

**MINUTES OF MEETING:**  
March 16, 2018

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 2835 N. Clybourn Avenue

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

**ACTION OF BOARD-  
VARIATION GRANTED**

**THE VOTE**

APR 30 2018  
CITY OF CHICAGO  
ZONING BOARD OF APPEALS

BLAKE SERCYE  
SHAINA DOAR  
SOL FLORES  
SAM TOIA  
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
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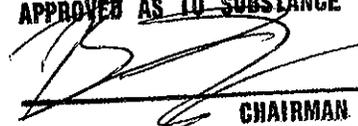
**THE RESOLUTION:**

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

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the rear garage feature setback from the required 2' to zero for a proposed four-story, retail and fifteen dwelling unit building; George Blakemore of Chicago, Illinois, testified in opposition; an additional variation was granted to the subject property in Cal. Nos. 164-18-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:** 2829 Clybourn, LLC

**CAL NO.:** 165-18-Z

**APPEARANCE FOR:** Mark Kupiec

**MINUTES OF MEETING:**

March 16, 2018

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 2839 N. Clybourn Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the minimum lot area from the required 15,000 square feet to 14,062.5 square feet for a proposed four story, retail and fifteen dwelling unit building.

**ACTION OF BOARD-  
VARIATION GRANTED**

**THE VOTE**

APR 30 2018

CITY OF CHICAGO  
ZONING BOARD OF APPEALS

BLAKE SERCYE  
SHAINA DOAR  
SOL FLORES  
SAM TOIA  
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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X		
X		

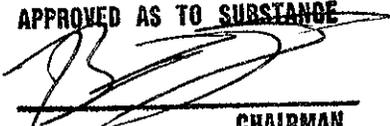
**THE RESOLUTION:**

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

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the minimum lot area to 14,062.5 square feet for a proposed four story, retail and fifteen dwelling unit building; George Blakemore of Chicago, Illinois, testified in opposition; an additional variation was granted to the subject property in Cal. Nos. 99-18-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:** 2829 Clybourn, LLC

**CAL NO.:** 99-18-Z

**APPEARANCE FOR:** Mark Kupiec

**MINUTES OF MEETING:**  
March 16, 2018

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 2839 N. Clybourn Avenue

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

**ACTION OF BOARD-  
VARIATION GRANTED**

**THE VOTE**

APR 30 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 March 16, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on March 2, 2018; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the rear garage feature setback to zero for a proposed four-story, retail and fifteen dwelling unit building; George Blakemore of Chicago, Illinois, testified in opposition; an additional variation was granted to the subject property in Cal. Nos. 165-18-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:** Lisa Cartwright

**CAL NO.:** 672-17-Z

**APPEARANCE FOR:** Rolando Acosta

**MINUTES OF MEETING:**  
March 16, 2018

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 2040 N. Fremont Street

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

**ACTION OF BOARD-  
VARIATION GRANTED**

**THE VOTE**

APR 30 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		

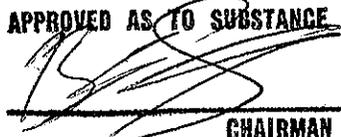
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 15, 2017 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on December 1, 2017; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the rear setback to 23.3' for a proposed rear addition with terrace and an unenclosed stairway to access a garage roof deck; George Blakemore of Chicago, Illinois, testified in opposition; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

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

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

**APPLICANT:** PNC Bank N.A.

**CAL NO.:** 681-17-S

**APPEARANCE FOR:** Nicole Daniel

**MINUTES OF MEETING:**  
March 16, 2018

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 3844 W. Belmont Avenue

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

**ACTION OF BOARD-**  
**APPLICATION APPROVED**

**THE VOTE**

APR 30 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 December 15, 2017 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on December 1, 2017; 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 two-lane drive up automatic teller machine which shall be accessory to the existing bank at 3821 W. Belmont Avenue; 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, PNC Bank N.A., and the development is consistent with the design and layout of the landscape plan dated November 7, 2017, prepared by The Hezner Corporation.

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: Foster Shell Mart, Inc.

CAL NO.: 50-18-S

APPEARANCE FOR: Richard Kruse

MINUTES OF MEETING:  
March 16, 2018

APPEARANCE AGAINST: None

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

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

**ACTION OF BOARD-**

**Continued to April 27, 2018 at 9:00 a.m.**

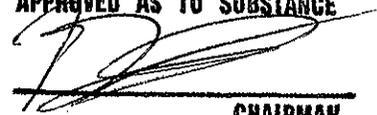
**THE VOTE**

APR 30 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:** C & F Building, LLC

**CAL NO.:** 71-18-S

**APPEARANCE FOR:** Gregory Steadman

**MINUTES OF MEETING:**

March 16, 2018

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 950 W. Addison Street

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

**ACTION OF BOARD-**  
**APPLICATION APPROVED**

**THE VOTE**

APR 30 2018  
CITY OF CHICAGO  
ZONING BOARD OF APPEALS

BLAKE SERCYE  
SHAINA DOAR  
SOL FLORES  
SAM TOIA  
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
		X
X		
X		

**THE RESOLUTION:**

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

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a rooftop patio located on the fourth floor and roof top to serve an existing restaurant located on the lower level and first floor; 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, C & F Building, LLC, and the development is consistent with the design and layout of the plans and drawings dated February 9, 2018, prepared by CBD Architects.

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

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

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

**APPLICANT:** Nathan Chamberlain

**CAL NO.:** 73-18-Z

**APPEARANCE FOR:** Thomas Moore

**MINUTES OF MEETING:**

March 16, 2018

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 3911 N. Hermitage Avenue

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

**ACTION OF BOARD-  
VARIATION GRANTED**

**THE VOTE**

APR 30 2018  
CITY OF CHICAGO  
ZONING BOARD OF APPEALS

BLAKE SERCYE  
SHAINA DOAR  
SOL FLORES  
SAM TOIA  
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
		X
X		
X		

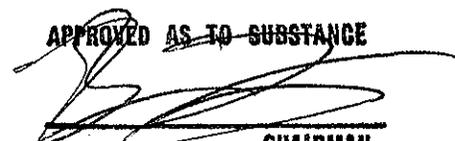
**THE RESOLUTION:**

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

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the rear setback to 1.28', north setback to 0.3' for a proposed second floor addition and a rear one story addition with roof deck for the existing single family residence; two additional variations were granted to the subject property in Cal. Nos. 74-18-Z and 75-18-Z; George Blakemore of Chicago, IL 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:** Nathan Chamberlain

**CAL NO.:** 74-18-Z

**APPEARANCE FOR:** Thomas Moore

**MINUTES OF MEETING:**  
March 16, 2018

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 3911 N. Hermitage Avenue

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

**ACTION OF BOARD-  
VARIATION GRANTED**

**THE VOTE**

APR 30 2018  
CITY OF CHICAGO  
ZONING BOARD OF APPEALS

BLAKE SERCYE  
SHAINA DOAR  
SOL FLORES  
SAM TOIA  
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
		X
X		
X		

**THE RESOLUTION:**

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

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to relocate the existing 101.11 square feet of rear yard open space to the rear roof deck which shall serve the existing single family residence; two additional variations were granted to the subject property in Cal. Nos. 73-18-Z and 75-18-Z; George Blakemore of Chicago, IL 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:** Nathan Chamberlain

**CAL NO.:** 75-18-Z

**APPEARANCE FOR:** Thomas Moore

**MINUTES OF MEETING:**

March 16, 2018

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 3911 N. Hermitage Avenue

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

**ACTION OF BOARD-  
VARIATION GRANTED**

**THE VOTE**

APR 30 2018  
CITY OF CHICAGO  
ZONING BOARD OF APPEALS

BLAKE SERCYE  
SHAINA DOAR  
SOL FLORES  
SAM TOIA  
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
		X
X		
X		

**THE RESOLUTION:**

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

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to increase the non-conforming floor area ratio by 59 square feet with a proposed second floor addition and a rear one story addition with roof deck for the proposed single family residence; two additional variations were granted to the subject property in Cal. Nos. 73-18-Z and 74-18-Z; George Blakemore of Chicago, IL 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:** Shiv Shatki Investment, Inc. d/b/a Community Food and Liquor 1

**CAL NO.:** 88-18-S

**APPEARANCE FOR:** Gregory Steadman

**MINUTES OF MEETING:**  
March 16, 2018

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 5530 N. Milwaukee Avenue

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

**ACTION OF BOARD-**  
**APPLICATION APPROVED**

**THE VOTE**

APR 30 2018  
CITY OF CHICAGO  
ZONING BOARD OF APPEALS

BLAKE SERCYE  
SHAINA DOAR  
SOL FLORES  
SAM TOIA  
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
		X
X		
X		

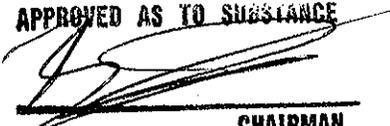
**THE RESOLUTION:**

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

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a liquor store; 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, Shiv Shatki Investment, 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: The Renslow, LLC

CAL NO.: 110-18-Z

APPEARANCE FOR: Nicholas Ftikas

MINUTES OF MEETING:

March 16, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 5015-23 N. Clark Street

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

**ACTION OF BOARD-**

Continued to April 27, 2018 at 9:00 a.m.

**THE VOTE**

APR 30 2018  
CITY OF CHICAGO  
ZONING BOARD OF APPEALS

BLAKE SERCYE  
SHAINA DOAR  
SOL FLORES  
SAM TOIA  
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
		X
X		
X		

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

**APPLICANT:** K K Court Investment, Inc.

**CAL NO.:** 111-18-Z

**APPEARANCE FOR:** Alfred Quijano

**MINUTES OF MEETING:**  
March 16, 2018

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 2430 W. Moffat Street

**NATURE OF REQUEST:** Application for a variation to reduce the minimum lot area per unit from 3,000 square feet to 2991.84 square feet for a proposed three-story, three dwelling unit building with a rooftop stairway enclosure.

**ACTION OF BOARD-**  
**Continued to April 27, 2018 at 9:00 a.m.**

**THE VOTE**

APR 30 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: Alex Veitsman

CAL NO.: 123-18-Z

APPEARANCE FOR: John Pikarski

MINUTES OF MEETING:  
March 16, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 618 W. 129<sup>th</sup> Place

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

**ACTION OF BOARD-**

Continued to April 27, 2018 at 9:00 a.m.

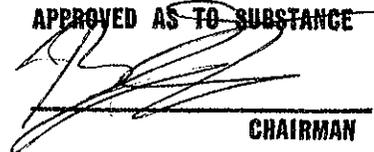
**THE VOTE**

APR 30 2018  
CITY OF CHICAGO  
ZONING BOARD OF APPEALS

BLAKE SERCYE  
SHAINA DOAR  
SOL FLORES  
SAM TOIA  
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
		X
X		
X		

~~APPROVED AS TO SUBSTANCE~~



CHAIRMAN

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

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

CAL NO.: 124-18-Z

APPEARANCE FOR: Rich Klawiter/Liz Butler

MINUTES OF MEETING: March 16, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1830 N. Mohawk Street

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

ACTION OF BOARD-

Continued to April 27, 2018 at 9:00 a.m.

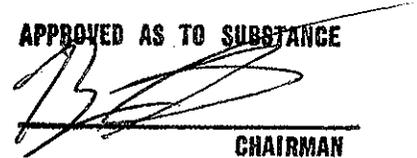
THE VOTE

APR 30 2018  
CITY OF CHICAGO  
ZONING BOARD OF APPEALS

BLAKE SERCYE  
SHAINA DOAR  
SOL FLORES  
SAM TOIA  
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
		X
X		
X		

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

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

**CAL NO.: 125-18-Z**

**APPEARANCE FOR:** Rich Klawiter/Liz Butler

**MINUTES OF MEETING:**  
March 16, 2018

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 1830 N. Mohawk Street

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

**ACTION OF BOARD-**

**Continued to April 27, 2018 at 9:00 a.m.**

**THE VOTE**

**APR 30 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:** Replay Andersonville, Inc.

**CAL NO.:** 166-18-Z

**APPEARANCE FOR:** Thomas Moore

**MINUTES OF MEETING:**  
March 16, 2018

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 5356-58 N. Clark Street

**NATURE OF REQUEST:** Application for a variation to establish a public place of amusement license to provide live entertainment, music, DJ and cover charge and games within an existing restaurant which is located within 125' of a residential zoning district.

**ACTION OF BOARD-  
VARIATION GRANTED**

**THE VOTE**

APR 30 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 March 16, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on March 2, 2018; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a public place of amusement license to provide live entertainment, music, DJ and cover charge and games within an existing restaurant 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:** Jozef Nowak

**CAL NO.:** 167-18-Z

**APPEARANCE FOR:** Thomas Moore

**MINUTES OF MEETING:**  
March 16, 2018

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 2910 N. Parkside Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the average front setback from 20' to 17', north setback from 2.4' to 2.37' (south to be 2.55'), combined side setback from 6' to 4.92' for a proposed second floor addition with gutter and eave projections at sides and new front open balcony at second floor for the existing two story, single family residence.

**ACTION OF BOARD-  
VARIATION GRANTED**

**THE VOTE**

APR 30 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:**

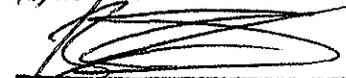
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held March 16, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on March 2, 2018; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: the applicant shall be permitted to reduce the average front setback to 17', north setback to 2.37' (south to be 2.55'), combined side setback to 4.92' for a proposed second floor addition with gutter and eave projections at sides and new front open balcony at second floor for the existing two story, single family residence; an additional variation was granted to the subject property in Cal. No. 30-18-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:** Jozef Nowak

**CAL NO.:** 30-18-Z

**APPEARANCE FOR:** Thomas Moore

**MINUTES OF MEETING:**  
March 16, 2018

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 2910 N. Parkside Avenue

**NATURE OF REQUEST:** Application for a variation to increase the area occupied by an accessory building in the rear setback from the allowable 626.58 square feet to the as built 628.41 square feet for a detached two car garage with attic space.

**ACTION OF BOARD-  
VARIATION GRANTED**

**THE VOTE**

APR 30 2018  
CITY OF CHICAGO  
ZONING BOARD OF APPEALS

BLAKE SERCYE  
SHAINA DOAR  
SOL FLORES  
SAM TOIA  
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
		X
X		
X		

**THE RESOLUTION:**

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

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to increase the area occupied by an accessory building in the rear setback from the allowable 626.58 square feet to the as built 628.41 square feet for a detached two car garage with attic space; an additional variation was granted to the subject property in 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:** Montana-Lincoln Park LLC

**CAL NO.:** 18-18-Z

**APPEARANCE FOR:** Nicholas Ftikas

**MINUTES OF MEETING:**  
March 16, 2018

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 934 W. Montana Street

**NATURE OF REQUEST:** Application for a variation to reduce the front setback from the required 11.94' to 8.5', rear setback from 34.5' to 2', east from 4' to zero (west to be zero) for a proposed four-story, seven dwelling unit building and garage which shall also contain the 301.88 square feet of rear yard open space.

**ACTION OF BOARD-  
VARIATION WITHDRAWN**

**THE VOTE**

8.

BLAKE SERCYE  
SHAINA DOAR  
SOL FLORES  
SAM TOIA  
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
		X
X		
X		

APR 30 2018

CITY OF CHICAGO  
ZONING BOARD OF APPEALS

**APPROVED AS TO SUBSTANCE**



**CHAIRMAN**

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

**APPLICANT:** Mohammed Shah

**CAL NO.:** 29-18-Z

**APPEARANCE FOR:** Nicholas Ftikas

**MINUTES OF MEETING:**  
March 16, 2018

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 3201 S. Archer Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the required parking from two spaces to zero to allow the conversion of a seventeen single room occupancy building to a twenty one building single room occupancy building.

**ACTION OF BOARD-  
VARIATION APPROVED**

**THE VOTE**

**APR 30 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	

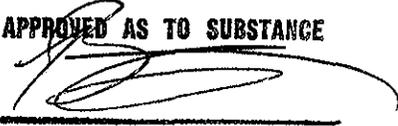
**THE RESOLUTION:**

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

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the required parking from two spaces to zero to allow the conversion of a seventeen single room occupancy building to a twenty one building single room occupancy building; an additional variation was granted to the subject property in 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**