

**ZBA
MINUTES
FEBRUARY 17, 2017**

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

APPLICANT: Avondale Villas, LLC

CAL NO.: 47-17-Z

APPEARANCE FOR: Bernard I. Citron

MINUTES OF MEETING:
February 17, 2017

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3628 N. Avondale Avenue

NATURE OF REQUEST: Application for a variation to reduce the front setback from the required 18.12' to 10' and the rear setback from 15.67' to 6.89' for a proposed two-story, single family residence with an attached two-car garage, a front first level bay window and a second level balcony.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

MAR 20 2017

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

BLAKE SERCYE
SOL FLORES
SHEILA O'GRADY
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 17, 2017 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on February 2, 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 front setback to 10' and the rear setback to 6.89' for a proposed two-story, single family residence with an attached two-car garage, a front first level bay window and a second level balcony; 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

SECRETARY

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

APPLICANT: JJB Ventures, Inc. d/b/a/ Salons by JC **CAL NO.:** 48-17-S
APPEARANCE FOR: Patrick Turner **MINUTES OF MEETING:**
 February 17, 2017
APPEARANCE AGAINST: None
PREMISES AFFECTED: 2860 N. Broadway
NATURE OF REQUEST: Application for a special use to establish a body art service

**ACTION OF BOARD-
 APPLICATION APPROVED**

THE VOTE

BLAKE SERCYE
 SOL FLORES
 SHEILA O'GRADY
 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 17, 2017 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on February 2, 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 body art service at the subject site; 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):

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

APPROVED AS TO SUBSTANCE

 SECRETARY

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

APPLICANT: McDonald's USA, LLC

CAL NO.: 49-17-S

APPEARANCE FOR:

MINUTES OF MEETING:

February 17, 2017

APPEARANCE AGAINST:

PREMISES AFFECTED: 2315 W. Ogden Avenue

NATURE OF REQUEST: Application for a special use to establish a drive-through to serve a proposed fast food restaurant.

ACTION OF BOARD-
CONTINUED TO MARCH 17, 2017.

MAR 20 2017

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

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

APPLICANT: Bloomfield Development Company, LLC **CAL NO.:** 50-17-Z

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

February 17, 2017

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1241 N. State Parkway

NATURE OF REQUEST: Application for a variation to reduce the north and south side yard setback each from the required 2' to zero, combined side setback from 4.46' to zero, for a rear open stair and landing to access a proposed garage rooftop deck which shall also contain the relocated rear yard open space, also to reduce the front building wall setback from 20' to 13.36' for a rooftop elevator/mechanical penthouse.

ACTION OF BOARD-
VARIATION APPROVED

THE VOTE

MAR 20 2017

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

BLAKE SERCYE
SOL FLORES
SHEILA O'GRADY
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

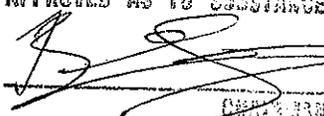
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 17, 2017 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on February 2, 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 north and south side yard setback each to zero, combined side setback to zero, for a rear open stair and landing to access a proposed garage rooftop deck which shall also contain the relocated rear yard open space, also to reduce the front building wall setback to 13.36' for a rooftop elevator/mechanical penthouse; 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

COMMISSIONER

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

APPLICANT: Derrig Developers Inc. **CAL NO.:** 51-17-Z
APPEARANCE FOR: Sara K. Barnes **MINUTES OF MEETING:**
 February 17, 2017
APPEARANCE AGAINST: None
PREMISES AFFECTED: 1929 W. Grace Street

NATURE OF REQUEST: Application for a variation to reduce the rear setback from the required 35.03' to 2', the west setback from 2.08' to zero for a proposed open stair to access a proposed garage rooftop deck.

ACTION OF BOARD-
VARIATION APPROVED

THE VOTE

MAR 20 2017
 CITY OF CHICAGO
 ZONING BOARD OF APPEALS

BLAKE SERCYE
 SOL FLORES
 SHEILA O'GRADY
 SAM TOIA
 AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

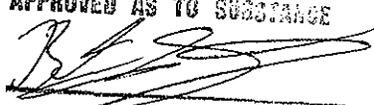
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 17, 2017 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on February 2, 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 2', the west setback to zero for a proposed open stair to access a proposed garage rooftop deck; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

 CHAIRMAN

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

APPLICANT: 1927 Erie, LLC

CAL NO.: 52-17-Z

APPEARANCE FOR: Nicholas Ftikas

MINUTES OF MEETING:

February 17, 2017

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1927 W. Erie Street

NATURE OF REQUEST: Application for a variation to reduce the rear setback from the required 34.02' to 21.5' for an extension of an existing open stairway and landing to access a proposed garage rooftop deck which shall also contain the relocated rear yard open space.

ACTION OF BOARD-
VARIATION APPROVED

THE VOTE

MAR 20 2017
CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SOL FLORES
SHEILA O'GRADY
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 on February 17, 2017 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on February 2, 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 21.5' for an extension of an existing open stairway and landing to access a proposed garage rooftop deck which shall also contain the relocated rear yard open space; 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: EDA, Inc. **CAL NO.:** 53-17-S
APPEARANCE FOR: Thomas S. Moore **MINUTES OF MEETING:**
February 17, 2017
APPEARANCE AGAINST: None
PREMISES AFFECTED: 3341 N. Southport Avenue

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

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

MAR 20 2017
CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SOL FLORES
SHEILA O'GRADY
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 17, 2017 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on February 2, 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 hair/nail salon at the subject site; 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):

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

APPROVED AS TO ACCURACY

 CHAIRMAN

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

APPLICANT: NBM Development, LLC **CAL NO.:** 54-17-Z
APPEARANCE FOR: Mark J. Kupiec **MINUTES OF MEETING:**
February 17, 2017
APPEARANCE AGAINST: None
PREMISES AFFECTED: 2328 W. Rice Street

NATURE OF REQUEST: Application for a variation to reduce the rear setback from the required 36'-9" to 21'-4" for an open stair/ bridge to access a proposed garage roof deck.

ACTION OF BOARD-
VARIATION APPROVED

THE VOTE

MAR 20 2017
CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
 SOL FLORES
 SHEILA O'GRADY
 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 17, 2017 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on February 2, 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 21'-4" for an open stair/ bridge to access a proposed garage roof deck; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE


 WILLIAM

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

APPLICANT: Virage LLC **CAL NO.:** 55-17-Z
APPEARANCE FOR: Mark J. Kupiec **MINUTES OF MEETING:**
February 17, 2017
APPEARANCE AGAINST: None
PREMISES AFFECTED: 2744 N. Southport Avenue

NATURE OF REQUEST: Application for a variation to reduce the rear setback from the required 36'-11" to 25' for a proposed open stair/ bridge to access a proposed garage roof top deck which shall also contain the relocated rear yard open space.

ACTION OF BOARD-
VARIATION APPROVED

THE VOTE

MAR 20 2017
CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
 SOL FLORES
 SHEILA O'GRADY
 SAM TOIA
 AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
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X		
X		

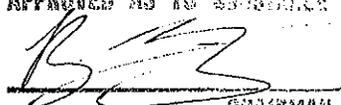
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 17, 2017 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on February 2, 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 is permitted to reduce the rear setback to 25' for a proposed open stair/ bridge to access a proposed garage roof top deck which shall also contain the relocated rear yard open space; 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: Blue Ink Homes, LLC **CAL NO.:** 56-17-Z
APPEARANCE FOR: John Pikarski **MINUTES OF MEETING:**
February 17, 2017
APPEARANCE AGAINST: None
PREMISES AFFECTED: 1902 W. Wellington Avenue

NATURE OF REQUEST: Application for a variation to reduce the front set back from the required 16.85' to 14.63', west from 2' to 0.8' (east to be 3.48'), combination side setback from 5.0' to 4.28' for a proposed two-story single family residence with a rear open patio and detached two car garage.

ACTION OF BOARD-
VARIATION APPROVED

THE VOTE

MAR 20 2017
CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
 SOL FLORES
 SHEILA O'GRADY
 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 17, 2017 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on February 2, 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 front set back to 14.63', west to 0.8' (east to be 3.48'), combination side setback to 4.28' for a proposed two-story single family residence with a rear open patio and detached two car garage; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

 CHAIRMAN

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

APPLICANT: 2243 Dayton, LLC

CAL NO.: 57-17-Z

APPEARANCE FOR: Nicholas Ftikas

MINUTES OF MEETING:
February 17, 2017

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2243 N. Dayton Street

NATURE OF REQUEST: Application for a variation to reduce the rear setback from the required 34.48' to 2.0', the north setback from 2' to 0.17' (south to be 0.17'), combined side setback from 4.8' to 0.33' for an open stair to access a proposed garage roof deck with a trellis and fireplace with a height of 21.67'.

ACTION OF BOARD-
VARIATION APPROVED

THE VOTE

MAR 20 2017
CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SOL FLORES
SHEILA O'GRADY
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 17, 2017 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on February 2, 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 2.0', the north setback to 0.17' (south to be 0.17'), combined side setback to 0.33' for an open stair to access a proposed garage roof deck with a trellis and fireplace with a height of 21.67'; 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: Gerald Anderson D/B/A Ink My Image **CAL NO.:** 58-17-S
APPEARANCE FOR: Same as Applicant **MINUTES OF MEETING:**
 February 17, 2017
APPEARANCE AGAINST: None
PREMISES AFFECTED: 106 E. 51st Street
NATURE OF REQUEST: Application for a special use to permit the establishment of a body art service (tattoo and piercing).

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

MAR 20 2017
CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
 SOL FLORES
 SHEILA O'GRADY
 SAM TOIA
 AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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X		

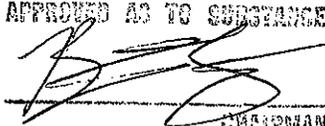
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 17, 2017 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on February 2, 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 body art service (tattoo and piercing) at the subject site; 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):

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: Iron Heritage, LLC

CAL NO.: 59-17-S

APPEARANCE FOR:

MINUTES OF MEETING:

February 17, 2017

APPEARANCE AGAINST:

PREMISES AFFECTED: 4025 N. Damen Avenue

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

ACTION OF BOARD-
CONTINUED TO MARCH 17, 2017.

THE VOTE

MAR 20 2017
CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SOL FLORES
SHEILA O'GRADY
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

APPROVED AS TO ACCURACY
[Signature]
CHAIRMAN

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

APPLICANT: GXSR, LLC 3541 N Bell Series **CAL NO.:** 60-17-Z
APPEARANCE FOR: Thomas S. Moore **MINUTES OF MEETING:**
 February 17, 2017
APPEARANCE AGAINST: None
PREMISES AFFECTED: 3541 N. Bell Avenue

NATURE OF REQUEST: Application for a variation to reduce the rear setback from the required 34.71' to 3', north and south setback from 2.4' to zero, combined side yard setback from 6' to zero for an open stair and landing to access a garage roof deck which shall also contain the relocated rear yard open space.

ACTION OF BOARD-
VARIATION APPROVED

THE VOTE

MAR 20 2017
 CITY OF CHICAGO
 ZONING BOARD OF APPEALS

BLAKE SERCYE
 SOL FLORES
 SHEILA O'GRADY
 SAM TOIA
 AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

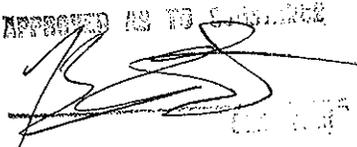
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 17, 2017 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on February 2, 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 3', north and south setback to zero, combined side yard setback to zero for an open stair and landing to access a garage roof deck which shall also contain the relocated rear yard open space; 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


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

APPLICANT: Sean Winter **CAL NO.:** 61-17-Z
APPEARANCE FOR: Thomas S. Moore **MINUTES OF MEETING:**
February 17, 2017
APPEARANCE AGAINST: None
PREMISES AFFECTED: 3253 N. Kedzie Avenue

NATURE OF REQUEST: Application for a variation to increase the non-conforming floor area not to exceed 15% from 3065.0 square feet to 3524.75 square feet for a proposed second floor addition and roof decks and one interior parking stall for the existing commercial building being converted to a single family residence.

ACTION OF BOARD-
VARIATION APPROVED

THE VOTE

MAR 20 2017
CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
 SOL FLORES
 SHEILA O'GRADY
 SAM TOIA
 AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

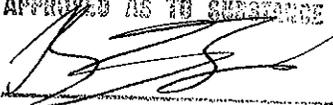
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 17, 2017 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on February 2, 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 increase the non-conforming floor area not to exceed 15% from 3065.0 square feet to 3524.75 square feet for a proposed second floor addition and roof decks and one interior parking stall for the existing commercial building being converted to a single family residence; additional variations were also granted to the subject site in Cal. No. 62-17-Z and 63-17-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: Sean Winter **CAL NO.:** 62-17-Z

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

APPEARANCE AGAINST: None February 17, 2017

PREMISES AFFECTED: 3253 N. Kedzie Avenue

NATURE OF REQUEST: Application for a variation to reduce the south setback from the required 2' to zero (north to be 0.04') for a second floor addition and roof decks which shall contain the relocated 225 square feet of rear yard open space for the existing commercial building to be converted to a single family residence.

ACTION OF BOARD-
VARIATION APPROVED

THE VOTE

MAR 20 2017
CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SOL FLORES
SHEILA O'GRADY
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 17, 2017 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on February 2, 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 south setback to zero (north to be 0.04') for a second floor addition and roof decks which shall contain the relocated 225 square feet of rear yard open space for the existing commercial building to be converted to a single family residence; additional variations were also granted to the subject site in Cal. No. 61-17-Z and 63-17-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

SECRETARY

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

APPLICANT: Sean Winter **CAL NO.:** 63-17-Z
APPEARANCE FOR: Thomas S. Moore **MINUTES OF MEETING:**
February 17, 2017
APPEARANCE AGAINST: None
PREMISES AFFECTED: 3253 N. Kedzie Avenue

NATURE OF REQUEST: Application for a variation to reduce the off street parking from two spaces to one space for a proposed second floor addition with roof decks for the existing commercial building being converted to a single family residence.

ACTION OF BOARD-
VARIATION APPROVED

THE VOTE

MAR 20 2017
CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
 SOL FLORES
 SHEILA O'GRADY
 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 17, 2017 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on February 2, 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 off street parking from two spaces to one space for a proposed second floor addition with roof decks for the existing commercial building being converted to a single family residence; additional variations were granted to the subject site in Cal. No.61-17-Z and 62-17-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 1902 Series CAL NO.: 64-17-Z

APPEARANCE FOR: MINUTES OF MEETING:

February 17, 2017

APPEARANCE AGAINST:

PREMISES AFFECTED: 1902 W. Cullerton Street

NATURE OF REQUEST: Application for a variation to reduce the rear yard open space from the required 252 square feet to zero to rebuild the three story rear open porch and to convert from three dwelling units to six dwelling units in a three-story building.

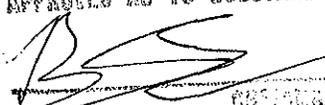
ACTION OF BOARD-
CASE CONTINUED TO MARCH 17, 2017.

THE VOTE

	AFFIRMATIVE	NEGATIVE	ABSENT
BLAKE SERCYE	X		
SOL FLORES	X		
SHEILA O'GRADY			X
SAM TOIA	X		
AMANDA WILLIAMS	X		

MAR 20 2017

CITY OF CHICAGO
ZONING BOARD OF APPEALS

APPROVED AS TO SUBSTANCE

CASHMAN

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

APPLICANT: Cloud Property Management

CAL NO.: 65-17-Z

APPEARANCE FOR:

MINUTES OF MEETING:

APPEARANCE AGAINST:

February 17, 2017

PREMISES AFFECTED: 1902 W. Cullerton Street

NATURE OF REQUEST: Application for a variation to reduce the required off-street parking from three parking spaces to zero for the conversion of a three-story, three-dwelling unit building to a six-dwelling unit building

ACTION OF BOARD-
CASE CONTINUED TO MARCH 17, 2017.

THE VOTE

	AFFIRMATIVE	NEGATIVE	ABSENT
BLAKE SERCYE	X		
SOL FLORES	X		
SHEILA O'GRADY			X
SAM TOIA	X		
AMANDA WILLIAMS	X		

MAR 20 2017

CITY OF CHICAGO
ZONING BOARD OF APPEALS

APPROVED AS TO SUBSTANCE



Handwritten signature in black ink, appearing to be 'BSS', written over a horizontal line.

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

APPLICANT: 56 W. Huron, LLC

CAL NO.: 66-17-S

APPEARANCE FOR: Sara K. Barnes

MINUTES OF MEETING:

APPEARANCE AGAINST: None

February 17, 2017

PREMISES AFFECTED: 56 W. Huron Street

NATURE OF REQUEST: Application for a special use to establish a thirteen-story, eleven dwelling unit building with the required parking located on-site on the ground floor

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

MAR 20 2017
CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SOL FLORES
SHEILA O'GRADY
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 on February 17, 2017 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on February 2, 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 thirteen-story, eleven dwelling unit building with the required parking located on-site on the ground floor at the subject site; variations were also granted to the subject site in Cal. No. 67-17-Z and 68-18-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): The development is consistent with the design and layout of the plans and drawings dated October 14, 2016, prepared by Dwell Studio Architects.

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

APPROVED AS TO SUBSTANCE



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

APPLICANT: 56 W. Huron, LLC

APPEARANCE FOR: Sara K. Barnes

APPEARANCE AGAINST: None

PREMISES AFFECTED: 56 W. Huron Street

CAL NO.: 67-17-Z

MINUTES OF MEETING:
February 17, 2017

NATURE OF REQUEST: Application for a variation to reduce the rear setback from the 30' to 1' for thirteen-story, eleven dwelling unit building with the required parking to be located on the ground floor.

ACTION OF BOARD-
VARIATION APPROVED

THE VOTE

MAR 20 2017
CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SOL FLORES
SHEILA O'GRADY
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 17, 2017 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on February 2, 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; a special use was granted to the subject site in Cal. No.66-17-S and an additional variation in Cal. No. 68-17-Z; the applicant shall be permitted to reduce the rear setback to 1' for thirteen-story, eleven dwelling unit building with the required parking to be located on the ground floor; 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.

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

APPLICANT: 56 W. Huron LLC

CAL NO.: 68-17-Z

APPEARANCE FOR: Sara K. Barnes

MINUTES OF MEETING:
February 17, 2017

APPEARANCE AGAINST: None

PREMISES AFFECTED: 56 W. Huron Street

NATURE OF REQUEST: Application for a variation to eliminate the one required loading berth for a proposed thirteen-story, eleven dwelling unit building with the required onsite parking located on the ground floor.

ACTION OF BOARD-
VARIATION APPROVED

THE VOTE

MAR 20 2017
CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SOL FLORES
SHEILA O'GRADY
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 17, 2017 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on February 2, 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: a special use was granted to the subject site in Cal. No. 66-17-S and an additional variation in Cal. No. 67-17-Z; the applicant shall be permitted to eliminate the one required loading berth for a proposed thirteen-story, eleven dwelling unit building with the required onsite parking located on the ground floor; 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

CHIEF

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

APPLICANT: Manon Cargos Lyketsos **CAL NO.:** 69-17-Z
APPEARANCE FOR: Sara K. Barnes **MINUTES OF MEETING:**
 February 17, 2017
APPEARANCE AGAINST: None
PREMISES AFFECTED: 1625 W. Carmen Avenue

NATURE OF REQUEST: Application for a variation to reduce the rear setback from the required 34.72' to 2.67', west setback from 3' to zero (east to be 3'), combined side setback from 4.8' to 3' for a proposed metal stair and landing to access a garage rooftop deck.

**ACTION OF BOARD-
 VARIATION APPROVED**

THE VOTE

MAR 20 2017
 CITY OF CHICAGO
 ZONING BOARD OF APPEALS

BLAKE SERCYE
 SOL FLORES
 SHEILA O'GRADY
 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 17, 2017 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on February 2, 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 is permitted to reduce the rear setback to 2.67', west setback to zero (east to be 3'), combined side setback to 3' for a proposed metal stair and landing to access a garage rooftop deck; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

 [Signature]

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

APPLICANT: White Castle System, Inc.

CAL NO.: 70-17-S

APPEARANCE FOR: Chemalcolm Cooper

MINUTES OF MEETING:
February 17, 2017

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3132 N. Harlem Avenue

NATURE OF REQUEST: Application for a special use to permit the establishment of a one-lane drive through to serve a proposed one-story fast food restaurant.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

MAR 20 2017
CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SOL FLORES
SHEILA O'GRADY
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
RECUSED		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting on February 17, 2017 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on February 2, 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 one-lane drive through to serve a proposed one-story fast food restaurant at the subject site; 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): The development is consistent with the design and layout of the landscape plan dated February 9, 2017, prepared by Daniel Weinbach and Partners, Ltd.

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

APPROVED AS TO CERTAIN:


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

APPLICANT: Wendy's Properties

CAL NO.: 71-17-S

APPEARANCE FOR: Donna J. Pugh

MINUTES OF MEETING:
February 17, 2017

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2215 N. Washtenaw Avenue

NATURE OF REQUEST: Application for a special use to permit the establishment of a one lane drive through to serve a renovated fast food restaurant.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

MAR 20 2017
CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SOL FLORES
SHEILA O'GRADY
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
RECUSED		
X		

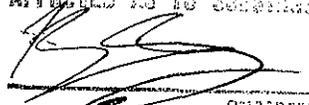
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting on February 17, 2017 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on February 2, 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 one lane drive through to serve a renovated fast food restaurant at the subject site; 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): The development is consistent with the design and layout of the landscape plan dated November 16, 2016, prepared by Watermark Engineering Resources, Ltd.

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

APPLICANT: 3643 N. Seeley, LLC

CAL NO.: 72-17-Z

APPEARANCE FOR:

MINUTES OF MEETING:

February 17, 2017

APPEARANCE AGAINST:

PREMISES AFFECTED: 3643 N. Seeley Avenue

NATURE OF REQUEST: Application for a variation to reduce the rear setback from the required 34.72' to 2', the north setback from 2' to zero, south from 2' to zero, combined side setback from 5' to zero for an open stair to access a proposed garage roof top deck.

ACTION OF BOARD-
WITHDRAWN

THE VOTE

MAR 20 2017
CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SOL FLORES
SHEILA O'GRADY
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE

CHAIRWOMAN

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

APPLICANT: Patrick Coyle **CAL NO.:** 73-17-Z

APPEARANCE FOR: John Pikarski **MINUTES OF MEETING:**

APPEARANCE AGAINST: None February 17, 2017

PREMISES AFFECTED: 5742 W. Ainslie Street

NATURE OF REQUEST: Application for a variation to reduce the rear setback 37.72' to 1.8', west setback from 2' to zero (east will be 2'), combined side setback from 5' to 2' for an open stair to access a proposed garage roof deck.

ACTION OF BOARD-
VARIATION APPROVED

THE VOTE

MAR 20 2017
CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SOL FLORES
SHEILA O'GRADY
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 17, 2017 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on February 2, 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 is permitted to reduce the rear setback to 1.8', west setback to zero (east will be 2'), combined side setback to 2' for an open stair to access a proposed garage roof deck; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

SECRETARY

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

APPLICANT: Carolyn Tsiotsios

CAL NO.: 74-17-S

APPEARANCE FOR:

MINUTES OF MEETING:

February 17, 2017

APPEARANCE AGAINST:

PREMISES AFFECTED: 2008 S. Prairie Avenue

NATURE OF REQUEST: Application for a special use to establish a body art service

ACTION OF BOARD-
CASE CONTINUED TO MARCH 17, 2017.

THE VOTE

MAR 20 2017
CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SOL FLORES
SHEILA O'GRADY
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

APPROVED AS TO CONTENT
[Signature]
DATE

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

APPLICANT: Heather and Todd Wendell

CAL NO.: 75-17-Z

APPEARANCE FOR: Kathleen A. Duncan

MINUTES OF MEETING:
February 17, 2017

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2235 W. Shakespeare Avenue

NATURE OF REQUEST: Application for a variation to reduce the rear setback from the required 28' to 22.80', west setback from 2' to 0.16', combined side setback from 4.8' to 3.47' for a stair to access a proposed garage roof deck and to relocate the rear yard open space to a rear deck that is more than 4' above ground.

ACTION OF BOARD-
VARIATION APPROVED

THE VOTE

MAR 20 2017
CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SOL FLORES
SHEILA O'GRADY
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 17, 2017 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on February 2, 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 22.80', west setback to 0.16', combined side setback to 3.47' for a stair to access a proposed garage roof deck and to relocate the rear yard open space to a rear deck that is more than 4' above ground; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED: 
GRANTED

**ZONING BOARD OF APPEALS
CITY OF CHICAGO**

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



Lakeshore Outdoor Advertising, LLC
APPLICANT

76-17-A
CALENDAR NUMBER

939 S. Western Avenue
PREMISES AFFECTED

February 17, 2017
HEARING DATE

Nick Ftikas
APPEARANCE FOR APPLICANT

Steven Valenziano
APPEARANCE FOR ZONING ADMINISTRATOR

ACTION OF BOARD	THE VOTE	UPHELD	REVERSED	ABSENT
The decision of the Zoning Administrator is reversed.	Blake Sercye, Chair Sol Flores Sheila O'Grady Sam Toia Amanda Williams	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>

**FINDINGS OF THE ZONING BOARD OF APPEALS
IN THE MATTER OF THE APPEAL OF A DECISION BY THE ZONING
ADMINISTRATOR IN REFUSING TO PERMIT THE ESTABLISHMENT OF
AN OFF-PREMISE SIGN AT 939 S. WESTERN AVENUE BY LAKESHORE
OUTDOOR ADVERTISING, INC.**

I. BACKGROUND

Lakeshore Outdoor Advertising, LLC (the "Appellant") appealed the decision of the by the Office of the Zoning Administrator (the "Zoning Administrator"). The Zoning Administrator refused to permit the establishment of the Appellant's proposed off-premise sign at 939 S. Western Avenue (the "subject property") pursuant to Section 17-12-1006-H(1) of the Chicago Zoning Ordinance (the "Zoning Ordinance"). Section 17-12-1006-H(1) states: "New off-premise signs proposed in B or C districts are prohibited within 300 feet of any other off-premise signs located on the same side of the street." The subject property is located in a C2-2 district and is a corner lot.

II. PUBLIC HEARING

APR 24 2017

CITY OF CHICAGO
ZONING BOARD OF APPEALS

APPROVED AS TO SUBSTANCE
[Signature]
GENERAL

A. The Hearing

The ZONING BOARD OF APPEALS held a public hearing on the Appellant's appeal at its regular meeting of February 17, 2017, after due notice thereof as provided under Section 17-13-1206 of the Zoning Ordinance. Mr. Gray Megan from the Appellant and the Appellant's attorney Mr. Nick Ftikas were present. Testifying on behalf of the Zoning Administrator was Mr. Steven Valenziano. The statements and testimony given during the public hearing were given in accordance with the ZONING BOARD OF APPEALS' Rules of Procedure.

Mr. Ftikas stated that the Appellant disagreed with the Zoning Administrator's decision that an off-premise sign at 2334 W. Taylor Street was on the same side of the street as the proposed sign on the subject property. Mr. Ftikas reminded that Section 17-17-02170 of the Zoning Ordinance defined "street" as "a public right-of-way that affords a primary means of access to abutting property." He further reminded that Section 17-17-0260 of the Zoning Ordinance defined "front property line" as "the property line that abuts or is along an existing or dedicated public street, or when no public street exists is along a public way. On lots with multiple street frontages, the property owner may select either street property line as the front property line." He also noted that Section 17-17-0241 of the Zoning Ordinance defined "corner lot" as a "lot situated at the intersection of two streets, the interior angle of such intersection not exceeding 135 degrees."

Mr. Ftikas did not dispute that the subject property is a corner lot that abuts both Western Avenue and Talyor Street. However, Mr. Ftikas explained that in reading the aforementioned sections of the Zoning Ordinance together, the conclusion is that the subject property is a corner lot with a recognized front property line that abuts Western Avenue. Primary access to the subject property is provided by Western Avenue. Mr. Ftikas argued that the subject property is, therefore, without question on the same side of the street as other properties located on the east side of Western Avenue. He further argued that a similar analysis and conclusion could be made for the property at 2334 W. Taylor Street. 2334 W. Taylor Street is also a corner lot that is located at the intersection of Taylor Street and Claremont Avenue. Primary access to 2334 W. Taylor is provided by Taylor Street. He then stated because the primary means of access to the 2334 W. Taylor Street is provided by Taylor Street and the primary means of access to the subject property is provided by Western Avenue, the natural conclusion has to be that the two properties are located on two different streets. And because the two properties are located on two different streets, they cannot be on the same side of the street. However, Mr. Ftikas did not dispute that the proposed sign for the subject property and the sign at 2334 W. Taylor Street were within 300 feet of each other.

Mr. Valenziano stated that the Section 17-12-1006-H(1) did not discuss front property lines or corner lots. He explained it was the Zoning Administrator's position that sharing street frontage was enough to make two properties on the same side of the street under Section 16-12-1006-H(1). He argued that both the subject property and the property at 2334 W. Taylor Street had street frontage on the north side of Taylor Street, making the two properties on the same side of the street. He further argued that Section 17-17-0260

of the Zoning Ordinance was to establish setbacks not to determine which way a sign would face. He explained that while in this instance, the two signs in question were wall signs as there were buildings on both properties, if the two properties were vacant and pole signs were erected, both pole signs would be on the north side of Taylor Street.

Mr. Ftikas disagreed with Mr. Valenziano's reading of Section 17-12-1006-H(1). He argued that the ability of a corner lot to choose its front property line went beyond just establishing setbacks. Furthermore, he argued that Section 17-12-1006-H(1) references "street" which is defined under Section 17-17-02170 as "a public right-of-way that affords a primary means of access to abutting property." He reiterated that because the subject property's primary means of access is provided from Western and 2334 W. Taylor Street's primary means of access is provided from Taylor Street, the two properties are on two different streets. He stated that "same" is not defined in the Zoning Ordinance, but argued that "same" as defined by the Merriam-Webster Dictionary is "resembling in every relevant respect," "corresponding in every respect," or "corresponding so closely as to be indistinguishable." He argued that under that definition, the subject property and the property at 2334 W. Taylor Taylor were not the "same" side of the street.

B. Criteria

Pursuant to Section 17-13-1201 of the Zoning Ordinance, the ZONING BOARD OF APPEALS is granted authority to hear and decide appeals when it is alleged there is an error in any order, requirement, decision or determination by the Zoning Administrator in the administration or enforcement of the Zoning Ordinance.

Pursuant to Section 17-13-1208 of the Zoning Ordinance, an appeal may only be sustained if the ZONING BOARD OF APPEALS finds that the Zoning Administrator erred. Pursuant to Section 17-13-1207 of the Zoning Ordinance, the Zoning Administrator's decision must be granted a presumption of correctness by THE ZONING BOARD OF APPEALS, placing the burden of persuasion of error on the appellant.

III. FINDINGS OF FACT.

After careful consideration of the evidence, testimony and the entire record, the ZONING BOARD OF APPEALS hereby makes the following findings with respect to the Applicant's appeal:

1. The subject property and the property at 2334 W. Taylor Taylor are not on the same side of street. Therefore, Section 17-12-1006-H(1) is not applicable to the proposed off-premise sign for the subject property.

IV. CONCLUSION

For all of these reasons, the ZONING BOARD OF APPEALS finds that the Appellant has met its burden of persuasion that the Zoning Administrator has erred as required by Section 17-13-1208 of the Zoning Ordinance.

The ZONING BOARD OF APPEALS hereby reverses the decision of the Zoning Administrator, and the Zoning Administrator is authorized to permit the off-premise sign for the subject property.

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

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

APPLICANT: HA North Seminary, LLC

APPEARANCE FOR: Tyler Manic

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2245 N. Seminary Avenue

CAL NO.: 77-17-Z

MINUTES OF MEETING:
February 17, 2017

NATURE OF REQUEST: Application for a variation to reduce the rear setback from the required 34.8' to 20.67' for an open stair to access a proposed garage roof deck.

ACTION OF BOARD-
VARIATION APPROVED

THE VOTE

MAR 20 2017
CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SOL FLORES
SHEILA O'GRADY
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 17, 2017 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on February 2, 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 20.67' for an open stair to access a proposed garage roof deck; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO ACCURACY

SECRETARY

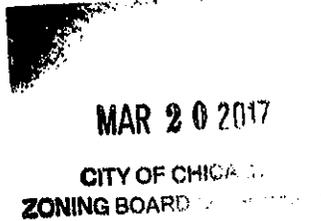
ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: White Castle System, Inc. **CAL NO.:** 78-17-S
APPEARANCE FOR: Chemalcolm Cooper **MINUTES OF MEETING:**
 February 17, 2017
APPEARANCE AGAINST: None
PREMISES AFFECTED: 1400 W. 79th Street

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

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE



MAR 20 2017
 CITY OF CHICAGO
 ZONING BOARD

BLAKE SERCYE
 SOL FLORES
 SHEILA O'GRADY
 SAM TOIA
 AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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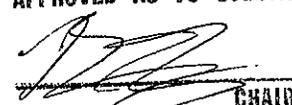
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting on February 17, 2017 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on February 2, 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 drive-through lane to serve an existing one-story fast food restaurant at the subject site; 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; Mr. Blakemore testified in opposition to the application questioning the impact of the restaurant in the neighborhood; 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): The development is consistent with the design and layout of the landscape plan dated February 6, 2017, prepared by Daniel Weinbach and Partners, Ltd.

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

APPROVED AS TO SUBSTAN

 CHAIR

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

APPLICANT: American Indian Center, Inc. **CAL NO.:** 79-17-S
APPEARANCE FOR: Andrew Scott **MINUTES OF MEETING:**
 February 17, 2017
APPEARANCE AGAINST: None
PREMISES AFFECTED: 3401 W. Ainslie Street

NATURE OF REQUEST: Application for a special use to permit the establishment of a community center in an existing building.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

MAR 20 2017
CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
 SOL FLORES
 SHEILA O'GRADY
 SAM TOIA
 AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
RECUSED		
		X
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 on February 17, 2017 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on February 2, 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 community center in an existing building at the subject site; 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):

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

APPROVED AS TO SUBSTANTIATION


 CHAIRMAN

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

APPLICANT: Allied Metal Corp.

CAL NO.: 80-17-S

APPEARANCE FOR: Scott R. Borstein

MINUTES OF MEETING:
February 17, 2017

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2059-61 S. Canal Street

NATURE OF REQUEST: Application for a special use to permit the establishment of a boat storage facility.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE



MAR 20 2017
CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SOL FLORES
SHEILA O'GRADY
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

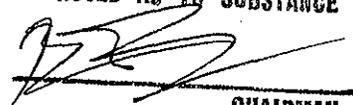
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 17, 2017 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on February 2, 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 boat storage facility at the subject site; 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):

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: J. Agate, LLC **CAL NO.:** 81-17-S
APPEARANCE FOR: Scott R. Borstein **MINUTES OF MEETING:**
February 17, 2017
APPEARANCE AGAINST: None
PREMISES AFFECTED: 1945 S. Lumber Street

NATURE OF REQUEST: Application for a special use to permit the establishment of a boat storage facility.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

MAR 20 2017
 CITY OF CHICAGO
 ZONING BOARD OF APPEALS

BLAKE SERCYE
 SOL FLORES
 SHEILA O'GRADY
 SAM TOIA
 AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
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X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 17, 2017 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on February 2, 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 boat storage facility at the subject site; 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):

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: Lake Shore Drive Synagogue

CAL NO.: 82-17-Z

APPEARANCE FOR: Solomon Gutstein

MINUTES OF MEETING:
February 17, 2017

APPEARANCE AGAINST: None

PREMISES AFFECTED: 70 E. Elm Street

NATURE OF REQUEST: Application for a variation to reduce the rear setback from the required 31.05' to zero for a proposed 12' chain link fence with cantilevered barbed wire.

ACTION OF BOARD-
VARIATION APPROVED

THE VOTE

MAR 20 2017
CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SOL FLORES
SHEILA O'GRADY
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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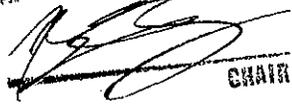
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 17, 2017 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on February 2, 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 zero for a proposed 12' chain link fence with cantilevered barbed wire; Mr. Blakemore testified in objection to the application stating that there were other alternatives to cantilevered barbed wire; 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 SUBSTAN

CHAIR

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

APPLICANT: Sarantuya Badarch **CAL NO.:** 83-17-S
PEARANCE FOR: Sarantuya Badarch **MINUTES OF MEETING:**
 February 17, 2017
APPEARANCE AGAINST: None
PREMISES AFFECTED: 2204 N. Clybourn Avenue
NATURE OF REQUEST: Application for a special use to permit the establishment of a nail salon.

ACTION OF BOARD-
 APPLICATION APPROVED

THE VOTE

MAR 20 2017
CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
 SOL FLORES
 SHEILA O'GRADY
 SAM TOIA
 AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
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X		

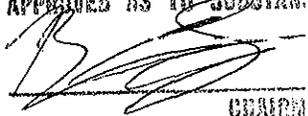
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 17, 2017 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on February 2, 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 nail salon at the subject site; 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):

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

APPROVED AS TO SUBSTANTIVE

 CHAIRMAN

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

APPLICANT: 1108 Webster, LLC

CAL NO.: 84-17-Z

APPEARANCE FOR: Thomas S. Moore

MINUTES OF MEETING:

APPEARANCE AGAINST: None

February 17, 2017

PREMISES AFFECTED: 1108 W. Webster

NATURE OF REQUEST: Application for a variation to reduce the rear setback from the required 36.9' to 22' for an open bridge to access a proposed garage rooftop deck on the existing six-car garage.

ACTION OF BOARD-
CASE CONTINUED TO APRIL 21, 2017.

THE VOTE

MAR 20 2017
CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SOL FLORES
SHEILA O'GRADY
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE
[Signature]
CHAIRMAN

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

APPLICANT: Mark and Lisa Masseur **CAL NO.:** 85-17-Z
APPEARANCE FOR: Nicholas Ftikas **MINUTES OF MEETING:**
February 17, 2017
APPEARANCE AGAINST: None
PREMISES AFFECTED: 2134 W. Pensacola Avenue

NATURE OF REQUEST: Application for a variation to reduce the rear setback on floors containing dwelling units from the required 30' to zero for a proposed second floor dormer addition and a one story side addition on to the existing two-story single family residence.

ACTION OF BOARD-
VARIATION APPROVED

THE VOTE

MAR 20 2017
CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
 SOL FLORES
 SHEILA O'GRADY
 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 17, 2017 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on February 2, 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 allowed to reduce the rear setback on floors containing dwelling units to zero for a proposed second floor dormer addition and a one story side addition on to the existing two-story single family residence; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

 CHAIRMAN

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

APPLICANT: Peter Pona **CAL NO.:** 86-17-Z

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

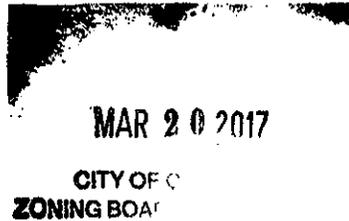
APPEARANCE AGAINST: None February 17, 2017

PREMISES AFFECTED: 3539 N. Hoyne Avenue

NATURE OF REQUEST: Application for a variation to reduce the north setback from the required 2' to 0.33' (south to be 2.77'), combined side setback from 5' to 3.1' for a third floor addition to the existing single family residence.

ACTION OF BOARD-
VARIATION APPROVED

THE VOTE



BLAKE SERCYE
SOL FLORES
SHEILA O'GRADY
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 17, 2017 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on February 2, 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; an additional variation was granted in Cal. No. 87-17-Z and the applicant shall be permitted to reduce the north setback to 0.33' (south to be 2.77'), combined side setback to 3.1' for a third floor addition to the existing single family residence; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE
[Signature]
CHIEF CLERK

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

APPLICANT: Peter Pona

CAL NO.: 87-17-Z

PEARANCE FOR: Thomas S. Moore

MINUTES OF MEETING:
February 17, 2017

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3539 N. Hoyne Avenue

NATURE OF REQUEST: Application for a variation to increase the non-conforming floor area by 131 square feet which is a 4.67% increase of the floor area in existence for more than 50 years.

ACTION OF BOARD-
VARIATION APPROVED

THE VOTE

MAR 20 2017
CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SOL FLORES
SHEILA O'GRADY
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 17, 2017 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on February 2, 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; an additional variation was granted in Cal. No. 86-17-Z and the applicant shall be permitted to increase the non-conforming floor area by 131 square feet which is a 4.67% increase of the floor area in existence for more than 50 years; 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: 3818-20 N. Clark Condominium Association **CAL NO.:** 88-17-Z

APPEARANCE FOR: Thomas S. Moore **MINUTES OF MEETING:**
February 17, 2017

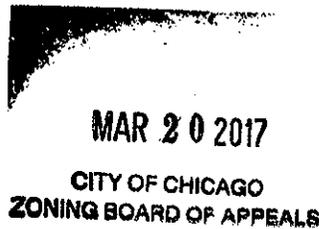
APPEARANCE AGAINST: None

PREMISES AFFECTED: 3820 N. Clark Street

NATURE OF REQUEST: Application for a variation to reduce the rear setback from the required 30' to 22.21' on floors containing dwelling units for an open stair to access a proposed garage roof deck on the existing attached garage.

ACTION OF BOARD-
VARIATION APPROVED

THE VOTE



BLAKE SERCYE
SOL FLORES
SHEILA O'GRADY
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 17, 2017 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on February 2, 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 22.21' on floors containing dwelling units for an open stair to access a proposed garage roof deck on the existing attached garage; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Rachel Cantor

CAL NO.: 89-17-Z

APPEARANCE FOR: Thomas S. Moore

MINUTES OF MEETING:
February 17, 2017

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1710 N. Mohawk Street

NATURE OF REQUEST: Application for a variation to reduce the rear yard setback from the required 34.16' to 1.58', north setback from 3.84' to zero (south to be 0.17') combined side setback from 9.6' to 0.17' for a proposed rear privacy screen wall at 21.79' in height on the rear attached garage.

ACTION OF BOARD-
VARIATION APPROVED

THE VOTE

MAR 20 2017
CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SOL FLORES
SHEILA O'GRADY
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

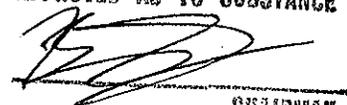
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 17, 2017 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on February 2, 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 yard setback to 1.58', north setback to zero (south to be 0.17') combined side setback to 0.17' for a proposed rear privacy screen wall at 21.79' in height on the rear attached garage; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Leeward Series-1817

CAL NO.: 90-17-S

APPEARANCE FOR: Nicholas Ftikas

MINUTES OF MEETING:
February 17, 2017

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1533 W. Superior

NATURE OF REQUEST: Application for a special use to permit the establishment of residential use below the second floor for a proposed four-story, four dwelling unit building with an office and an attached four-car garage with a roof deck.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

MAR 20 2017
CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SOL FLORES
SHEILA O'GRADY
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

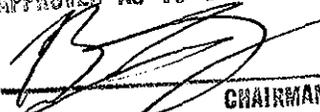
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 17, 2017 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on February 2, 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 application shall be permitted to establish a residential use below the second floor for a proposed four-story, four dwelling unit building with an office and an attached four-car garage with a roof deck; an additional variation was granted to the subject site in Cal. No. 91-17-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): The development is consistent with the design and layout of the plans and drawings dated January 31, 2017, prepared by Hannah Architects Inc.

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Leeward Series- 1817

CAL NO.: 91-17-Z

APPEARANCE FOR: Nicholas Ftikas

MINUTES OF MEETING:
February 17, 2017

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1533 W. Superior Street

NATURE OF REQUEST: Application for a variation to reduce the rear setback from 30' to 25', for an open stair to access a proposed garage roof deck on the proposed attached garage to serve a four-story, four dwelling unit building with an office below the second floor.

ACTION OF BOARD-
VARIATION APPROVED

THE VOTE

MAR 20 2017
CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SOL FLORES
SHEILA O'GRADY
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

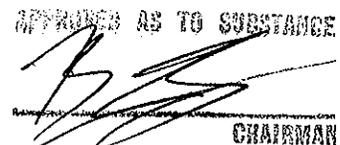
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 17, 2017 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on February 2, 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 25', for an open stair to access a proposed garage roof deck on the proposed attached garage to serve a four-story, four dwelling unit building with an office below the second floor; a special use was also granted to the subject site in Cal. No. 90-17-S; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Nancy Nguyen

CAL NO.: 92-17-S

APPEARANCE FOR: Nancy Nguyen

MINUTES OF MEETING:
February 17, 2017

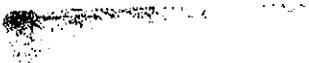
APPEARANCE AGAINST: None

PREMISES AFFECTED: 1508 E. 55th Street

NATURE OF REQUEST: Application for a special use to permit the establishment of a nail salon.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE



MAR 20 2017

CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SOL FLORES
SHEILA O'GRADY
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 17, 2017 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on February 2, 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 nail salon at the subject site; 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):

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

APPROVED AS TO SUBSTANCE

CHAIRPERSON

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

APPLICANT: LaJoie Johnson **CAL NO.:** 424-16-S
APPEARANCE FOR: Chiquita Hall-Jackson **MINUTES OF MEETING:**
February 17, 2017
APPEARANCE AGAINST: None
PREMISES AFFECTED: 700 E. 47th Street

NATURE OF REQUEST: Application for a special use to permit the establishment of a beauty salon.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

MAR 20 2017
CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
 SOL FLORES
 SHEILA O'GRADY
 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 17, 2017 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 1, 2016; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a beauty salon at the subject site; 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):

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: Gateway Potomac, LLC **CAL NO.:** 612-16-Z
APPEARANCE FOR: Thomas Moore **MINUTES OF MEETING:**
February 17, 2017
APPEARANCE AGAINST: None
PREMISES AFFECTED: 2123 W. Potomac Avenue

NATURE OF REQUEST: Application for a variation to reduce the rear setback from the required 33.32' to 22.0', west setback from 2.0' to zero, east from 2.0' to 1.0', combined side setback from 5.0' to 1.0' for an open stair to access a proposed garage roof deck with a pergola that exceeds 15' in height on a proposed two-car garage.

**ACTION OF BOARD-
VARIATION APPROVED**

THE VOTE

MAR 20 2017
CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SOL FLORES
SHEILA O'GRADY
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
	X	

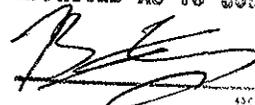
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 17, 2017 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on December 1, 2016; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the rear setback to 22.0', west setback to zero, east to 1.0', combined side setback to 1.0' for an open stair to access a proposed garage roof deck with a pergola that exceeds 15' in height on a proposed two-car garage; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

COMMISSIONER

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

APPLICANT: Kasia Milon DBA Kismet Beauty Lounge CAL NO.: 11-17-S

APPEARANCE FOR: MINUTES OF MEETING:
February 17, 2017

APPEARANCE AGAINST:

PREMISES AFFECTED: 6858 W. Archer Avenue

NATURE OF REQUEST: Application for a special use to permit the establishment of a beauty salon.

ACTION OF BOARD-
CASE CONTINUED TO MARCH 17, 2017.

THE VOTE

MAR 20 2017
CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SOL FLORES
SHEILA O'GRADY
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE

CHAIRPERSON

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

APPLICANT: Wayland Ng and Jimmy Ng

CAL NO.: 12-17-Z

APPEARANCE FOR:

MINUTES OF MEETING:
February 17, 2017

APPEARANCE AGAINST:

PREMISES AFFECTED: 330 W. 25th Place

NATURE OF REQUEST: Application for a variation to reduce the front setback from the required 9.48' to zero, west setback from 2' to 1.68' (east to be 2.37') the combined side setback from 5.19' to 4.05' for a proposed front open balcony to the existing two-story two dwelling unit building.

ACTION OF BOARD-
CASE CONTINUED TO APRIL 21, 2017.

THE VOTE

MAR 20 2017
CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SOL FLORES
SHEILA O'GRADY
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: Waxon, LLC-Ada Division

CAL NO.: 29-17-Z

APPEARANCE FOR:

MINUTES OF MEETING:

February 17, 2017

APPEARANCE AGAINST:

PREMISES AFFECTED: 9 N. Ada Street

NATURE OF REQUEST: Application for a variation to reduce the north setback from the required 2.0' to 1.0' (south to be zero), the combined side setback from 4.3' to 1.0' for a proposed stair to access a proposed garage roof top deck.

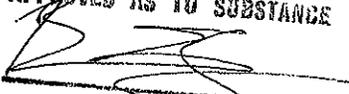
ACTION OF BOARD-
LAW DECISION

THE VOTE

MAR 20 2017
CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SOL FLORES
SHEILA O'GRADY
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: 360-66 Superior, LLC

CAL NO.: 33-17-S

APPEARANCE FOR: Carol D. Stubblefield

MINUTES OF MEETING:
February 17, 2017

APPEARANCE AGAINST: None

PREMISES AFFECTED: 360-66 W. Superior Street

NATURE OF REQUEST: Application for a special use to permit the establishment of residential use below the second floor for a proposed twelve-story, thirty-four dwelling unit building.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

MAR 20 2017
CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SOL FLORES
SHEILA O'GRADY
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
RECUSED		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting on February 17, 2017 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 5, 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 residential use below the second floor for a proposed twelve-story, thirty-four dwelling unit building; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject site; Mr. Blakemore testified in opposition to the application; 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): The development is consistent with the design and layout of the DPD approved site plan dated November 7, 2016, with a printed date of February 6, 2017, prepared by FitzGerald Associates Architects.

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Miles Cole
APPEARANCE FOR: Thomas Moore
APPEARANCE AGAINST: None

CAL NO.: 34-17-Z

MINUTES OF MEETING:
 February 17, 2017

PREMISES AFFECTED: 119 W. 111th Place

NATURE OF REQUEST: Application for a variation to reduce the west setback from the required 3.0' to 1.17' (east to be 16.08' and combined side setback to be 17.25') for a proposed rear open deck on the existing three-story single family residence.

ACTION OF BOARD-
VARIATION APPROVED

THE VOTE

MAR 20 2017
 CITY OF CHICAGO
 ZONING BOARD OF APPEALS

BLAKE SERCYE
 SOL FLORES
 SHEILA O'GRADY
 SAM TOIA
 AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

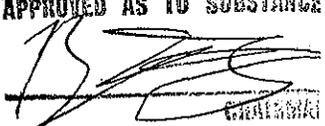
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 17, 2017 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 5, 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 west setback to 1.17' (east to be 16.08' and combined side setback to be 17.25') for a proposed rear open deck on the existing three-story single family residence; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE


ZONING BOARD OF APPEALS
CITY OF CHICAGO

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



JUN 19 2017
CITY OF CHICAGO
ZONING BOARD OF APPEALS

3 Dogs, LLC
APPLICANT

35-17-Z
CALENDAR NUMBER

151 W. Schiller Street
PREMISES AFFECTED

February 17, 2017
HEARING DATE

ACTION OF BOARD

THE VOTE

The application for the variation is approved.

AFFIRMATIVE NEGATIVE ABSENT

Blake Sercye	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sol Flores	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Shelia O'Grady	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sam Toia	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Amanda Williams	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**FINDINGS OF THE ZONING BOARD OF APPEALS
IN THE MATTER OF THE VARIATION APPLICATION FOR 151 W.
SCHILLER STREET BY 3 DOGS, LLC**

I. BACKGROUND

3 Dogs, LLC (the "Applicant") submitted a variation application for 151 W. Schiller Street (the "subject property"). The subject property is currently zoned RM-5.5 and is currently improved with a single-family home. The Applicant proposed to construct a rear two-story addition, a third floor addition with open decks on the north and east elevations, an open stair to a third floor deck addition, and an attached one car garage with a private roof deck on the north elevation with a front alley. To permit this proposed construction, the Applicant sought a variation to reduce: (1) the north and south setback from 4.50' to 0'; (2) the combined side setback from 11.25' to 0'; and (3) the east setback from 9.53' to 0'.

II. PUBLIC HEARING

A. The Hearing

The ZONING BOARD OF APPEALS held a public hearing on the Applicant's variation application at its regular meeting held on February 17, 2017, after due notice thereof as provided under Section 17-13-0107-B of the Chicago Zoning Ordinance and by publication in the *Chicago Sun-Times*, and as continued without further notice as provided under Section 17-13-0108-A. In accordance with the ZONING BOARD OF APPEALS' Rules of Procedure, the Applicant had submitted its proposed Findings of

APPROVED AS TO SUBSTANCE

CHAIRMAN

Fact. The Applicant's managing member Mr. Kenneth Ross and its attorney Ms. Katriina McGuire were present. The Applicant's architect Mr. Todd Main was also present. Ms. Kathleen Manning was in opposition to the application. Ms. Manning and her attorney Mr. John George were present. The statements and testimony given during the public hearing were given in accordance with the ZONING BOARD OF APPEALS' Rules of Procedure.

Ms. McGuire tendered and the ZONING BOARD OF APPEALS accepted into the record revised plans for the proposed improvements to the single-family home. Such revised plans did not change the relief requested by the Applicant.

The Applicant presented the testimony of its managing member Mr. Kenneth Ross. Mr. Ross testified as to his familiarity and knowledge of the Old Town neighborhood as well as the subject property. He testified that the improvements on the subject property are currently in poor condition. He testified that he and his wife proposed renovating the improvements so that the subject property could be their primary residence. He testified that although the underlying zoning of the subject property would permit the Applicant to build a larger and taller home, the constraints of the existing substandard lot create a hardship in the Applicant's ability to renovate the subject property as a single-family home. He testified that neither he nor his wife created this hardship.

The Applicant presented the expert testimony of Mr. Todd Main, its architect. Mr. Main testified while a standard City of Chicago ("City") lot is 25' x 125', the subject property is 56' x 34'; that is, forty percent (40%) smaller than a standard City lot. He testified that while City lots typically have an alley to the rear of the lot, the subject property fronts an alley. He then testified as to his program of renovation for the improvements on the subject property as well as the necessity of the requested variation for said program of renovation. For instance, the north setback reduction was to rebuild the garage currently built to the north lot line. Similarly, as the single-family home was currently built to the south lot line, south setback relief was necessary to allow for the proposed addition. He then testified as to how the Applicant's application met all standards for a variation.

Ms. Kathleen Manning, of 149 W. Schiller and also 151 W. Schiller (front), testified in opposition to the application. Her opposition stemmed from her belief that the Applicant's proposed renovation would reduce both light and privacy to the rear yard of 149 W. Schiller.

B. Criteria for a Variation

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

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

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

III. FINDINGS OF FACT.

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

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

The subject property measures 56' x 34' -- that is forty percent (40%) smaller than a standard City lot. The subject property lacks street frontage. Further, the subject property is currently improved with a structure that does not conform with current setback regulations.

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

The requested variation promotes rehabilitation and reuse of older buildings as set forth in Section 17-1-0511 of the Chicago Zoning Ordinance.

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

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

Because of the substandard lot, lack of street frontage and nonconforming improvements, the subject property cannot yield a reasonable rate of return without the requested variation. As Mr. Main very credibly testified, without the requested variation, the proposed addition could not be built; the proposed addition is necessary to make feasible the significant investment the Applicant is making to the subject property.

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

The unique circumstances of the substandard lot size, lack of street frontage and nonconforming improvements of the subject property are not applicable to other similarly situated property.

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

The variation will not alter the essential character of the neighborhood. The reduced setback conditions already exist on the subject property as testified to by Mr. Main. Further, the renovated single-family home will be compatible with the surrounding area. Directly to the east of the subject property are three-story townhome buildings and a large four-story home. The two-story addition will be approximately sixteen feet (16') from the neighbor next north's property line. The neighbor to the south will not be adversely affected because improvements on both properties are currently built to the lot line, and the proposed addition will not affect this neighbor. The neighbor to the northeast is already shaded considerably by the existing single-family home on the subject property, and the proposed addition will not block the light to this neighbor any further. Other than the relief requested, the Applicant's proposed renovation will comply with all applicable standards of this Zoning Ordinance. For instance, the single-family home (when renovated) will have a Floor Area Ratio ("FAR") of 1.8 – less than the subject property's allowed FAR of 2.5. Moreover, although the subject property's allowable height is forty-seven feet (47'), the single-family home (when renovated) will only be approximately thirty-five and one-half feet (35.5').

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

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

As noted above, the substandard lot size, lack of street frontage and nonconforming improvements on the subject property result in particular hardship upon the Applicant as distinguished from mere inconvenience. If the strict letter of the regulations were carried out, the Applicant – as Mr. Main very credibly testified – would not be able to feasibly renovate the existing single-family home.

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

The substandard lot size, lack of street frontage and nonconforming improvements of the subject property are conditions that would not be applicable, generally, to other property within the RM 5.5 zoning classification.

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

The variation is not based exclusively upon a desire to make more money out of the property but rather a desire to construct a comfortable home with a sensible layout for Mr. Ross and his wife.

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

The Applicant did not create the substandard lot size, lack of street frontage and nonconforming improvements of the subject property.

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

As Mr. Main very credibly testified, the proposed renovations which necessitate the variation will not diminish property values in the neighborhood and will instead – due to the significant investment the Applicant will be putting into the subject property – enhance property values in the neighborhood. Moreover, as noted above the variation will not adversely impact any of the neighbors of the adjacent property.

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

The variation ~~will not~~ impair an adequate supply of light and air to adjacent property or increase congestion in the public streets. The subject property will remain single-family and – due to the variation – will continue to have a garage. Further, as noted above, the two-story addition will be approximately sixteen feet (16') from the neighbor next north's property line. The neighbor to the south will not be adversely affected because improvements on both properties are currently built to the lot line and the proposed addition will not affect this neighbor. The neighbor to the northeast is already shaded considerably by the existing single-family home on the subject property, and the proposed addition will not block the light to this neighbor any further. Although Ms. Manning argued that the variation would reduce both light and privacy to the rear yard of 149 W. Schiller, the pictures submitted to the ZONING BOARD OF APPEALS during the hearing show that the rear yard of 149 W. Schiller is already heavily shaded. Moreover, Ms. Manning conceded that the existing roofdeck atop the existing garage at the subject property had existed since she moved to 149 W. Schiller in 1988. Consequently, the ZONING BOARD OF APPEALS does not find Ms. Manning a credible witness. The variation, as noted above, will not diminish or impair property values within the neighborhood as very credibly testified by Mr. Main. The variation will also not increase the danger of fire or endanger the public safety.

IV. CONCLUSION

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

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

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

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

APPLICANT: Susana Marotta

CAL NO.: 38-17-Z

APPEARANCE FOR:

MINUTES OF MEETING:
February 17, 2017

APPEARANCE AGAINST:

PREMISES AFFECTED: 4011 S. Talman Avenue

NATURE OF REQUEST: Application for a variation to increase the non-conforming floor area ratio not to exceed 8.3% of the 2,574.1 square feet to 2,786.6 square feet for a third floor dormer addition to the existing three-story, three dwelling unit building.

ACTION OF BOARD-
CASE CONTINUED TO APRIL 21, 2017.

THE VOTE

MAR 20 2017
CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SOL FLORES
SHEILA O'GRADY
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE
[Signature]
SECRETARY

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

APPLICANT: Susana Marotta

CAL NO.: 39-17-Z

APPEARANCE FOR:

MINUTES OF MEETING:
February 17, 2017

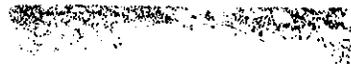
APPEARANCE AGAINST:

PREMISES AFFECTED: 4011 S. Talman Avenue

NATURE OF REQUEST: Application for a variation to reduce the front setback from the required 13.75' to 13.0', north setback from 2.0' to 1.0' (south to be 3.0') combined side setback from 5.0' to 4.0' for a third floor dormer addition for the existing three-story, three dwelling unit building.

ACTION OF BOARD-
CASE CONTINUED TO APRIL 21, 2017.

THE VOTE



MAR 20 2017
CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SOL FLORES
SHEILA O'GRADY
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

APPROVED AS TO SUBSTAN

CHAIRMAN

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

APPLICANT: Susana Marotta

CAL NO.: 40-17-Z

APPEARANCE FOR:

MINUTES OF MEETING:

APPEARANCE AGAINST:

February 17, 2017

PREMISES AFFECTED: 4011 S. Talman Avenue

NATURE OF REQUEST: Application for a variation to increase the permitted height from 30.0' to 30.67' for a proposed third floor dormer addition for the existing three-story, three dwelling unit building.

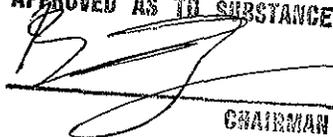
ACTION OF BOARD-
CASE CONTINUED TO APRIL 21, 2017.

THE VOTE

MAR 20 2017
CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SOL FLORES
SHEILA O'GRADY
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: Ruben Salgado

CAL NO.: 43-17-S

APPEARANCE FOR: Dean T. Maragos

MINUTES OF MEETING:

APPEARANCE AGAINST: None

February 17, 2017

PREMISES AFFECTED: 4630 W. Augusta Boulevard

NATURE OF REQUEST: Application for a special use to permit the establishment of a small venue located in PMD#9 Planned Manufacturing-Northwest.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

MAR 20 2017
CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SOL FLORES
SHEILA O'GRADY
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 on February 17, 2017 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 5, 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 small venue located in PMD#9Planned Manufacturing-Northwest; 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): The development is consistent with the design and layout of the DPD approved site/landscape plan dated May 18, 2015, and approved on February 7, 2017, prepared by Beron Design Group.

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

APPROVED AS TO FORM AND CONTENT

SECRET

APPLICANT: 3462 N. Lincoln Avenue

CAL NO.: 44-17-Z

APPEARANCE FOR:

MINUTES OF MEETING:

February 17, 2017

APPEARANCE AGAINST:

PREMISES AFFECTED: 3462 N. Lincoln Avenue

NATURE OF REQUEST: Application for a variation to reduce the rear yard setback from the required 30' to 4' on floors containing dwelling units for a proposed four-story building with ground floor retail and eighteen dwelling units above and eight on-site unenclosed parking spaces.

ACTION OF BOARD-
CONTINUED TO MARCH 17, 2017.

THE VOTE

MAR 20 2017
CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SOL FLORES
SHEILA O'GRADY
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE

6/2/2017

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

APPLICANT: Pan American Bank **CAL NO.:** 46-17-S
APPEARANCE FOR: Jim Griffin **MINUTES OF MEETING:**
February 17, 2017
APPEARANCE AGAINST: None
PREMISES AFFECTED: 6232 N. Pulaski Road

NATURE OF REQUEST: Application for a special use to permit the establishment of a one-lane drive-through to serve a bank.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

MAR 20 2017
CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SOL FLORES
SHEILA O'GRADY
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 17, 2017 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 5, 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 one-lane drive-through to serve a bank at the subject site; 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; Mr. Blakemore testified in opposition to the drive-through exiting into an alleyway; 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):

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

APPROVED AS TO SUBSTANCE

CHAIRMAN