

ZBA

RESOLUTIONS

JULY 20, 2018

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

**MINUTES OF MEETING**

**Date: July 20, 2018**

**Cal. No. 281-17-S**

Mark Kupiec, Attorney for the Applicant, presented a written request for an extension of time in which to establish a one-lane drive-through to serve a proposed one-story fast food restaurant at the subject property located at 5354 S. Pulaski Road. The special use was approved on May 19, 2017, in Cal. No. 281-17-S.

Mr. Kupiec stated that his client has submitted a permit application in connection with this Special Use which is still in process.

Chairman Sercyc moved the request be granted and the time for obtaining the necessary permit be extended to June 19, 2019.

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

**AUG 20 2018**  
CITY OF CHICAGO  
ZONING BOARD OF APPEALS

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

APPLICANT: 1554 W. 21<sup>st</sup>, LLC

CAL NO.: 302-18-S

APPEARANCE FOR: Nick Ftikas

MINUTES OF MEETING:  
July 20, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1554 W. 21<sup>st</sup> Street

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

**ACTION OF BOARD-**

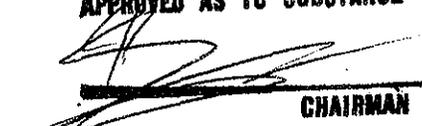
Continued to August 17, 2018 at 2:00 p.m.

**THE VOTE**

BLAKE SERCYE  
SHAINA DOAR  
SOL FLORES  
SAM TOIA  
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

**AUG 20 2018**  
CITY OF CHICAGO  
ZONING BOARD OF APPEALS

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

APPLICANT: 1554 W. 21<sup>st</sup> Street

CAL NO.: 303-18-Z

APPEARANCE FOR: Nicholas Ftikas

MINUTES OF MEETING:  
July 20, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1554 W. 21<sup>st</sup> Street

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

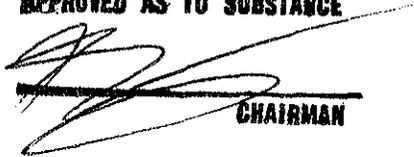
**ACTION OF BOARD-**  
Continued to August 17, 2018 at 2:00 p.m.

**THE VOTE**

BLAKE SERCYE  
SHAINA DOAR  
SOL FLORES  
SAM TOIA  
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

**AUG 20 2018**  
CITY OF CHICAGO  
ZONING BOARD OF APPEALS

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

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

**APPLICANT:** 1554 W. 21<sup>st</sup> Street

**CAL NO.:** 304-18-Z

**APPEARANCE FOR:** Nicholas Ftikas

**MINUTES OF MEETING:**  
July 20, 2018

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 1554 W. 21<sup>st</sup> Street

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

**ACTION OF BOARD-**  
**Continued to August 17, 2018 at 2:00 p.m.**

**THE VOTE**

BLAKE SERCYE  
SHAINA DOAR  
SOL FLORES  
SAM TOIA  
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

**AUG 20 2018**  
CITY OF CHICAGO  
ZONING BOARD OF APPEALS

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

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

**APPLICANT:** CA Residential 3415 N. Bosworth, LLC      **CAL NO.:** 305-18-Z  
**APPEARANCE FOR:** Nick Ftikas      **MINUTES OF MEETING:** July 20, 2018  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 3415 N. Bosworth Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the minimum lot area from the required 3,750 square feet to 3,713.7 square feet for a proposed three story, three unit building with garage.

**ACTION OF BOARD-  
 VARIATION GRANTED**

**THE VOTE**

AUG 20 2018  
 CITY OF CHICAGO  
 ZONING BOARD OF APPEALS

BLAKE SERCYE  
 SHAINA DOAR  
 SOL FLORES  
 SAM TOIA  
 AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

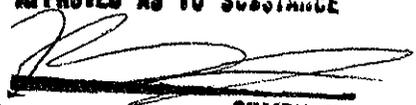
**THE RESOLUTION:**

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

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the minimum lot area from the required 3,750 square feet to 3,713.7 square feet for a proposed three story, three unit building with 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: CA Residential 3415 N. Bosworth, LLC CAL NO.: 306-18-Z

APPEARANCE FOR: Nick Ftikas MINUTES OF MEETING: July 20, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3415 N. Bosworth Avenue

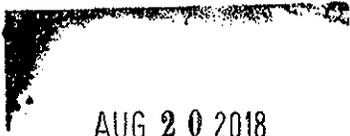
NATURE OF REQUEST: Application for a variation to reduce the rear setback from the required 37.14' to 2' for a proposed three-story, three dwelling unit building with garage.

ACTION OF BOARD- VARIATION WITHDRAWN

THE VOTE

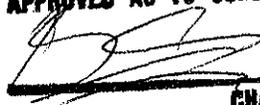
BLAKE SERCYE  
SHAINA DOAR  
SOL FLORES  
SAM TOIA  
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X



AUG 20 2018

CITY OF CHICAGO  
ZONING BOARD OF APPEALS

APPROVED AS TO SUBSTANCE  
  
CHAIRMAN

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

**APPLICANT:** CA Residential 3415 N. Bosworth, LLC **CAL NO.:** 307-18-Z

**APPEARANCE FOR:** Nick Ftikas **MINUTES OF MEETING:** July 20, 2018

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 3415 N. Bosworth Avenue

**NATURE OF REQUEST:** Application for a variation to relocate the required 300 square feet of rear yard open space to the garage roof deck.

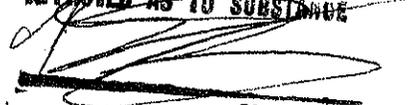
**ACTION OF BOARD-  
VARIATION WITHDRAWN**

**THE VOTE**

BLAKE SERCYE  
SHAINA DOAR  
SOL FLORES  
SAM TOIA  
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

**AUG 20 2018**  
CITY OF CHICAGO  
ZONING BOARD OF APPEALS

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

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

**APPLICANT:** Kenmore 5029, LLC

**CAL NO.:** 308-18-Z

**APPEARANCE FOR:** Warren Silver

**MINUTES OF MEETING:**  
July 20, 2018

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 5029 N. Kenmore Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the north side setback from 5' to zero and to reduce the rear setback from 45' to zero for an 8' high fence wall; 8' high trash enclosure and a 10' high rolling gate for an existing three-story, forty dwelling unit building.\*

**ACTION OF BOARD-  
VARIATION GRANTED**

**THE VOTE**

BLAKE SERCYE  
SHAINA DOAR  
SOL FLORES  
SAM TOIA  
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

**THE RESOLUTION:**

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

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the north side setback to zero and to reduce the rear setback to zero for an 8' high fence wall; 8' high trash enclosure and a 10' high rolling gate for an existing three-story, forty dwelling unit building; an additional variation was granted to the subject property in Cal. No. 309-18-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

\*Scrivener's Error

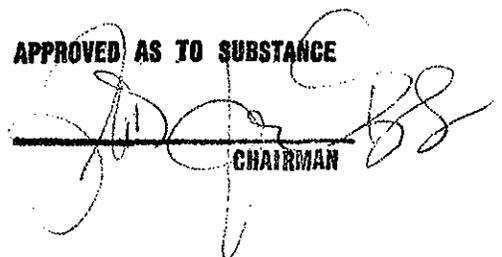
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CITY OF CHICAGO  
ZONING BOARD OF APPEALS

Page 8 of 87

**APPROVED AS TO SUBSTANCE**

  
CHAIRMAN

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

**APPLICANT:** Kenmore 5029, LLC

**CAL NO.:** 309-18-Z

**APPEARANCE FOR:** Warren Silver

**MINUTES OF MEETING:**  
July 20, 2018

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 5029 N. Kenmore Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the required parking by no more than twenty per cent from twenty-one spaces to eighteen spaces for an existing three story, forty dwelling unit building.

**ACTION OF BOARD-  
VARIATION GRANTED**

**THE VOTE**



AUG 20 2018  
CITY OF CHICAGO  
ZONING BOARD OF APPEALS

BLAKE SERCYE  
SHAINA DOAR  
SOL FLORES  
SAM TOIA  
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

**THE RESOLUTION:**

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

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the required parking by no more than twenty per cent from twenty-one spaces to eighteen spaces for an existing three story, forty dwelling unit building; an additional variation was granted to the subject property in Cal. No. 308-18-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

**APPROVED AS TO SOUNDNESS**  
  
**CHAIRMAN**

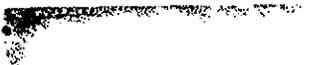
**ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905**

**APPLICANT:** Corn Productions **CAL NO.:** 310-18-Z  
**APPEARANCE FOR:** Robert Blinick **MINUTES OF MEETING:**  
July 20, 2018  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 4210 N. Lincoln Avenue

**NATURE OF REQUEST:** Application for a variation to establish a public place of amusement license for a live theater and theatrical school which is located within 125' of a residential zoning district.

**ACTION OF BOARD-  
VARIATION GRANTED**

**THE VOTE**

  
**AUG 20 2018**  
 CITY OF CHICAGO  
 ZONING BOARD OF APPEALS

BLAKE SERCYE  
 SHAINA DOAR  
 SOL FLORES  
 SAM TOIA  
 AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

**THE RESOLUTION:**

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

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a public place of amusement license for a live theater and theatrical school which is located within 125' of a residential zoning district; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

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

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

**APPLICANT:** Chicago Innovation Group, LLC

**CAL NO.:** 311-18-S

**APPEARANCE FOR:** Nick Ftikas

**MINUTES OF MEETING:**  
July 20, 2018

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 7051 S. Western Avenue

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

**ACTION OF BOARD-  
APPLICATION APPROVED**

**THE VOTE**

**AUG 20 2018**  
CITY OF CHICAGO  
ZONING BOARD OF APPEALS

BLAKE SERCYE  
SHAINA DOAR  
SOL FLORES  
SAM TOIA  
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

**THE RESOLUTION:**

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

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

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): provided the special use is issued solely to the applicant Chicago Innovation Group, LLC, and the development is consistent with the design and layout of the plans and drawings dated April 11, 2018, including the landscape plan dated June 11, 2018, prepared by Proyejt Studio, LLC.

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

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

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

**APPLICANT:** McDonald's USA, LLC

**CAL NO.:** 312-18-S

**APPEARANCE FOR:** Tim Hinchman

**MINUTES OF MEETING:**  
July 20, 2018

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 207 E. 35<sup>th</sup> Street

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

**ACTION OF BOARD-**  
**Continued to August 17, 2018 at 2:00 p.m.**

**THE VOTE**

BLAKE SERCYE  
SHAINA DOAR  
SOL FLORES  
SAM TOIA  
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X



**AUG 20 2018**

**CITY OF CHICAGO  
ZONING BOARD OF APPEALS**

**APPROVED AS TO SUBSTANCE**

**CHAIRMAN**

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

**APPLICANT:** Exclusive Hair Studios, LLC

**CAL NO.:** 313-18-S

**APPEARANCE FOR:** Same as Applicant

**MINUTES OF MEETING:**  
July 20, 2018

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 5243 W. Diversey Avenue

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

**ACTION OF BOARD-  
APPLICATION APPROVED**

**THE VOTE**

**AUG 20 2018**  
CITY OF CHICAGO  
ZONING BOARD OF APPEALS

BLAKE SERCYE  
SHAINA DOAR  
SOL FLORES  
SAM TOIA  
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

**THE RESOLUTION:**

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

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

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

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

**APPROVED AS TO SUBSTANCE**

  
**CHAIRMAN**

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

**APPLICANT:** Michael S. Hollander

**CAL NO.:** 314-18-Z

**APPEARANCE FOR:** Chris Leach

**MINUTES OF MEETING:**  
July 20, 2018

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 2333 N. Cleveland Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the south setback from the required 3.2' to zero, (north to be 7'- 1 1/2"), combined side setback from 8' to 7' -1 1/2" for a proposed rear three story addition with decks on the first and second floor and a third floor balcony.

**ACTION OF BOARD-  
VARIATION GRANTED**

**THE VOTE**



**AUG 20 2018**  
CITY OF CHICAGO  
ZONING BOARD OF APPEALS

BLAKE SERCYE  
SHAINA DOAR  
SOL FLORES  
SAM TOIA  
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

**THE RESOLUTION:**

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

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the south setback to zero, (north to be 7'- 1 1/2"), combined side setback to 7' -1 1/2" for a proposed rear three story addition with decks on the first and second floor and a third floor 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**  
  
**CHAIRMAN**

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

**APPLICANT:** 1722 W. Grand, LLC

**CAL NO.:** 315-18-Z

**APPEARANCE FOR:** Nick Ftikas

**MINUTES OF MEETING:**  
July 20, 2018

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 504 N. Hermitage Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the rear setback from the required 30' to 6' on floor containing dwelling units for a proposed four-story\* building with ground floor retail and five dwelling units above with an attached garage.

**ACTION OF BOARD-  
VARIATION GRANTED**

**THE VOTE**

  
**AUG 20 2018**  
 CITY OF CHICAGO  
 ZONING BOARD OF APPEALS

BLAKE SERCYE  
 SHAINA DOAR  
 SOL FLORES  
 SAM TOIA  
 AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

**THE RESOLUTION:**

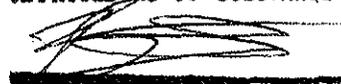
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 20, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on July 6, 2018; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the rear setback to 6' on floor containing dwelling units for a proposed four-story\* building with ground floor retail and five dwelling units above with an 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.

\*Amended at hearing

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

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

**APPLICANT:** DCR Builders Group, LLC, Series B

**CAL NO.:** 316-18-Z

**APPEARANCE FOR:** Ximena Castro

**MINUTES OF MEETING:**  
July 20, 2018

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 1718-20 W. Julian Street

**NATURE OF REQUEST:** Application for a variation to reduce the east setback from the required 3.2' to zero (west to be 4.25'), combined side setback from 8' to 4.25', rear setback from 30' to 2' for access to a connection for a proposed roof deck on a new detached five car garage to serve a proposed three-story, four dwelling unit building.

**ACTION OF BOARD-  
VARIATION GRANTED**

**THE VOTE**

**AUG 20 2018**  
CITY OF CHICAGO  
ZONING BOARD OF APPEALS

BLAKE SERCYE  
SHAINA DOAR  
SOL FLORES  
SAM TOIA  
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
		X

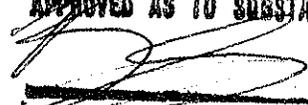
**THE RESOLUTION:**

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

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the east setback to zero (west to be 4.25'), combined side setback to 4.25', rear setback to 2' for access to a connection for a proposed roof deck on a new detached five car garage to serve a proposed three-story, four dwelling unit building; an additional variation was granted to the subject property in Cal. No. 317-18-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

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

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

**APPLICANT:** DCR Builders Group, LLC, Series B

**CAL NO.:** 317-18-Z

**APPEARANCE FOR:** Ximena Castro

**MINUTES OF MEETING:**  
July 20, 2018

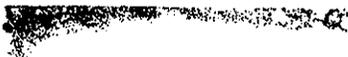
**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 1718-20 W. Julian Street

**NATURE OF REQUEST:** Application for a variation to relocate 19.46 square feet of the 318 square feet of required rear yard open space to the roof of a proposed five car garage which shall serve a proposed three-story, four dwelling unit building.

**ACTION OF BOARD-  
VARIATION GRANTED**

**THE VOTE**

  
**AUG 20 2018**  
CITY OF CHICAGO  
ZONING BOARD OF APPEALS

BLAKE SERCYE  
SHAINA DOAR  
SOL FLORES  
SAM TOIA  
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
		X

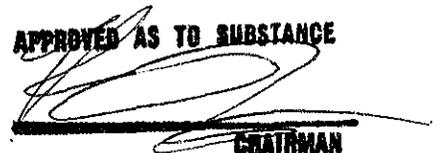
**THE RESOLUTION:**

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

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to relocate 19.46 square feet of the 318 square feet of required rear yard open space to the roof of a proposed five car garage which shall serve a proposed three-story, four dwelling unit building; an additional variation was granted to the subject property in Cal. No. 316-18-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

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

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

APPLICANT: Sully Jimenez dba Doll Revolution

CAL NO.: 318-18-S

APPEARANCE FOR: Same as Applicant

MINUTES OF MEETING:  
July 20, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3635 W. Montrose Avenue

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

**ACTION OF BOARD-  
APPLICATION APPROVED**

**THE VOTE**



AUG 20 2018

CITY OF CHICAGO  
ZONING BOARD OF APPEALS

BLAKE SERCYE  
SHAINA DOAR  
SOL FLORES  
SAM TOIA  
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

**THE RESOLUTION:**

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

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

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

**APPLICANT:** Nathan Anderson and Sally Arundell **CAL NO.:** 319-18-Z  
**APPEARANCE FOR:** Sara Barnes **MINUTES OF MEETING:** July 20, 2018  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 1833 W. Evergreen Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the rear setback from the required 42' to 3.21', east setback from 2' to 0.03, (west setback to be 2.72') combined side setback from 5' to 2.75', for a proposed rear three story addition including an attached two car garage, second floor addition at the east side light court, fourth floor addition with roof deck and deck storage. The existing three- story two dwelling unit building shall be de-converted to a single family residence.

**ACTION OF BOARD-  
VARIATION GRANTED**

**THE VOTE**

AUG 20 2018  
 CITY OF CHICAGO  
 ZONING BOARD OF APPEALS

BLAKE SERCYE  
 SHAINA DOAR  
 SOL FLORES  
 SAM TOIA  
 AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

**THE RESOLUTION:**

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

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the rear setback to 3.21', east setback to 0.03, (west setback to be 2.72') combined side setback to 2.75', for a proposed rear three story addition including an attached two car garage, second floor addition at the east side light court, fourth floor addition with roof deck and deck storage. The existing three- story two dwelling unit building shall be de-converted to a 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:** 3200 North Southport Acquisitions, LLC

**CAL NO.:** 320-18-Z

**APPEARANCE FOR:** Sara Barnes

**MINUTES OF MEETING:**  
July 20, 2018

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 3200 N. Southport Avenue

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

**ACTION OF BOARD-**

**Continued to August 17, 2018 at 2:00 p.m.**

**THE VOTE**

BLAKE SERCYE  
SHAINA DOAR  
SOL FLORES  
SAM TOIA  
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

**AUG 20 2018**  
CITY OF CHICAGO  
ZONING BOARD OF APPEALS

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

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

**APPLICANT:** Performance Training System Chicago Corp.

**CAL NO.:** 321-18-S

**APPEARANCE FOR:** C. Harrison Cooper

**MINUTES OF MEETING:**  
July 20, 2018

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 1513-17 W. Hubbard Street

**NATURE OF REQUEST:** Application for a special use to establish a sports and recreation participant (physical fitness center).

**ACTION OF BOARD-  
APPLICATION APPROVED**

**THE VOTE**

**AUG 20 2018**  
CITY OF CHICAGO  
ZONING BOARD OF APPEALS

BLAKE SERCYE  
SHAINA DOAR  
SOL FLORES  
SAM TOIA  
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

**THE RESOLUTION:**

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

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a sports and recreation participant (physical fitness center); a related special use was granted to the applicant for an off-site accessory parking lot at 401-05 N. Ashland Ave./1526-36 W. Kinzie St. in Cal. No. 322-18-S; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): provided the special use is issued solely to the applicant Performance Training System Chicago Corp., and the development is consistent with the design and layout of the floor plans dated July 13, 2018, prepared by Spoke Architecture, 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: Performance Training System Chicago Corp. CAL NO.: 322-18-S

APPEARANCE FOR: C. Harrison Cooper MINUTES OF MEETING: July 20, 2018

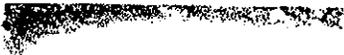
APPEARANCE AGAINST: None

PREMISES AFFECTED: 401-05 N. Ashland Avenue/1526-36 W. Kinzie Street

NATURE OF REQUEST: Application for a special use to establish an off-site accessory parking lot with five required parking spaces to serve the proposed physical fitness center located at 1515 W. Hubbard Street.

ACTION OF BOARD- APPLICATION APPROVED

THE VOTE



AUG 20 2018

CITY OF CHICAGO ZONING BOARD OF APPEALS

BLAKE SERCYE SHAINA DOAR SOL FLORES SAM TOIA AMANDA WILLIAMS

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

THE RESOLUTION:

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

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish an off-site accessory parking lot with five required parking spaces to serve the proposed physical fitness center located at 1513-17 W. Hubbard Street; an additional special use was granted to the applicant to establish the sports and recreation participant (physical fitness center) in Cal. No. 321-18-S; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): provided the special use is issued solely to the applicant Performance Training System Chicago Corp., and the development is consistent with the design and layout of the landscape plan dated April 25, 2018, prepared by LG Workshop, LLC.

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

APPROVED AS TO SUBSTANCE [Signature] CHAIRMAN

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

**APPLICANT:** PF Investments, LLC 2431 W. Haddon

**CAL NO.:** 323-18-Z

**APPEARANCE FOR:** Nicholas Ftikas

**MINUTES OF MEETING:**  
July 20, 2018

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 2451 W. Haddon Street

**NATURE OF REQUEST:** Application for a variation to reduce the minimum lot area per dwelling unit from the required 1,000 square feet to 960.8 square feet to convert an existing three-story two dwelling unit building to a three dwelling unit building.

**ACTION OF BOARD-  
VARIATION GRANTED**

**THE VOTE**

**AUG 20 2018**  
CITY OF CHICAGO  
ZONING BOARD OF APPEALS

BLAKE SERCYE  
SHAINA DOAR  
SOL FLORES  
SAM TOIA  
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

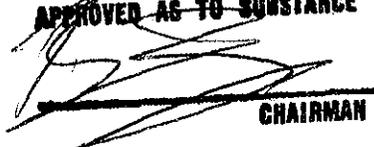
**THE RESOLUTION:**

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

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the minimum lot area per dwelling unit to 960.8 square feet to convert an existing three-story two dwelling unit building to a three dwelling unit building; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

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

**APPLICANT:** Barbara Lucente **CAL NO.:** 324-18-Z  
**APPEARANCE FOR:** Same as Applicant **MINUTES OF MEETING:** July 20, 2018  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 9914 S. Longwood Drive

**NATURE OF REQUEST:** Application for a variation to reduce the rear setback from the required 57.06' to 24.95' for a proposed one-story, rear screened porch for the existing single family residence.

**ACTION OF BOARD-  
 VARIATION GRANTED**

**THE VOTE**

**AUG 20 2018**  
 CITY OF CHICAGO  
 ZONING BOARD OF APPEALS

BLAKE SERCYE  
 SHAINA DOAR  
 SOL FLORES  
 SAM TOIA  
 AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

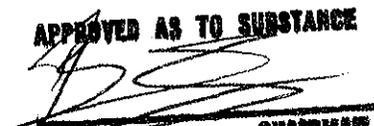
**THE RESOLUTION:**

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

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the rear setback to 24.95' for a proposed one-story, rear screened porch for the existing single family residence; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

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

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

**APPLICANT:** 1422 Kingsbury Partners, LLC

**CAL NO.:** 325-18-Z

**APPEARANCE FOR:** Rich Klawiter/Kate Dale

**MINUTES OF MEETING:**  
July 20, 2018

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 905 W. Eastman Street

**NATURE OF REQUEST:** Application for a variation to eliminate one of the required loading berths to serve an existing building to be converted to retail with an interior second floor addition.

**ACTION OF BOARD-  
VARIATION GRANTED**

**THE VOTE**

**AUG 20 2018**  
CITY OF CHICAGO  
ZONING BOARD OF APPEALS

BLAKE SERCYE  
SHAINA DOAR  
SOL FLORES  
SAM TOIA  
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

**THE RESOLUTION:**

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

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to eliminate one of the required loading berths to serve an existing building to be converted to retail with an interior second floor addition; an additional variation was granted to the subject property in Cal. No. 326-18-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

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

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

**APPLICANT:** 1422 Kingsbury Partners, LLC

**CAL NO.:** 326-18-Z

**APPEARANCE FOR:** Rich Klawiter/Kate Dale

**MINUTES OF MEETING:**  
July 20, 2018

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 905 W. Eastman Street

**NATURE OF REQUEST:** Application for a variation to reduce the length of a single loading berth from 50' to 25' to serve the existing building that shall be converted to retail with an interior second floor addition.

**ACTION OF BOARD-  
VARIATION GRANTED**

**THE VOTE**

  
**AUG 20 2018**  
 CITY OF CHICAGO  
 ZONING BOARD OF APPEALS

BLAKE SERCYE  
 SHAINA DOAR  
 SOL FLORES  
 SAM TOIA  
 AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

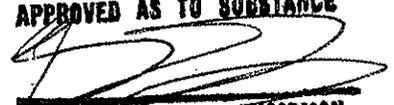
**THE RESOLUTION:**

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

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the length of a single loading berth to 25' to serve the existing building that shall be converted to retail with an interior second floor addition; an additional variation was granted to the subject property in Cal. No. 325-18-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

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

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

**APPLICANT:** Jean & Jerome Turbyville

**CAL NO.:** 327-18-Z

**APPEARANCE FOR:** Same as Applicant

**MINUTES OF MEETING:**  
July 20, 2018

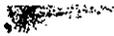
**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 2212 W. Leland Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the front setback from 7' to 5.75', the combined side setback from 6' to 5.8' (east shall be 3', west to be 2.8'), for a proposed two-story front porch for the existing two-story, two dwelling unit building.

**ACTION OF BOARD-  
VARIATION GRANTED**

**THE VOTE**

  
  
**AUG 20 2018**  
 CITY OF CHICAGO  
 ZONING BOARD OF APPEALS

BLAKE SERCYE  
 SHAINA DOAR  
 SOL FLORES  
 SAM TOIA  
 AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

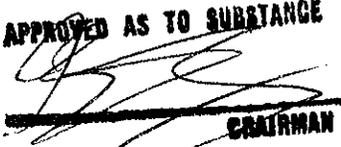
**THE RESOLUTION:**

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

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the front setback to 5.75', the combined side setback to 5.8' (east shall be 3', west to be 2.8'), for a proposed two-story front porch for the existing two-story, two dwelling unit building; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

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

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

APPLICANT: 669-71 North Milwaukee, LLC

CAL NO.: 328-18-Z

APPEARANCE FOR: Michael Ezgur

MINUTES OF MEETING:  
July 20, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 667-71 N. Milwaukee Avenue

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

ACTION OF BOARD-  
Continued to August 17, 2018 at 2:00 p.m.

THE VOTE

BLAKE SERCYE  
SHAINA DOAR  
SOL FLORES  
SAM TOIA  
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X



AUG 20 2018

CITY OF CHICAGO  
ZONING BOARD OF APPEALS

APPROVED AS TO SUBSTANCE

*[Signature]*  
CHAIRMAN

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

**APPLICANT:** 669-71 North Milwaukee, LLC

**CAL NO.:** 329-18-Z

**APPEARANCE FOR:** Michael Ezgur

**MINUTES OF MEETING:**  
July 20, 2018

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 667-71 N. Milwaukee Avenue

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

**ACTION OF BOARD-**

**Continued to August 17, 2018 at 2:00 p.m.**

**THE VOTE**

BLAKE SERCYE  
SHAINA DOAR  
SOL FLORES  
SAM TOIA  
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

**AUG 20 2018**  
CITY OF CHICAGO  
ZONING BOARD OF APPEALS

**APPROVED AS TO SUBSTANCE**

  
**CHAIRMAN**

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

APPLICANT: 669-71 North Milwaukee, LLC

CAL NO.: 330-18-S

APPEARANCE FOR: Michael Ezgur

MINUTES OF MEETING:  
July 20, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 667-71 N. Milwaukee Avenue

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

ACTION OF BOARD-  
Continued to August 17, 2018 at 2:00 p.m.

THE VOTE

BLAKE SERCYE  
SHAINA DOAR  
SOL FLORES  
SAM TOIA  
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X



AUG 20 2018

CITY OF CHICAGO  
ZONING BOARD OF APPEALS

APPROVED AS TO SUBSTANCE  
  
CHAIRMAN

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

APPLICANT: Jester Properties, LLC

CAL NO.: 331-18-S

APPEARANCE FOR: Barry Ash

MINUTES OF MEETING:  
July 20, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1709 N. Kedzie Avenue

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

**ACTION OF BOARD-**

Continued to August 17, 2018 at 2:00 p.m.

**THE VOTE**

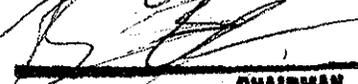
BLAKE SERCYE  
SHAINA DOAR  
SOL FLORES  
SAM TOIA  
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

AUG 20 2018

CITY OF CHICAGO  
ZONING BOARD OF APPEALS

APPROVED AS TO SUBSTANCE

  
CHAIRMAN

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

APPLICANT: John Dingfield

CAL NO.: 332-18-Z

APPEARANCE FOR: Frederick Agustin

MINUTES OF MEETING:  
July 20, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3023-25 N. Belden Avenue

NATURE OF REQUEST: Application for a variation to reduce the east setback from the required 2' to 1.11' (west to be 3.08'), combined side setback from 5' to 4.19' to permit the subdivision of zoning lot. The two-story single family residence at 3025 W. Belden shall remain.

**ACTION OF BOARD-  
VARIATION GRANTED**

**THE VOTE**

AUG 20 2018  
CITY OF CHICAGO  
ZONING BOARD OF APPEALS

BLAKE SERCYE  
SHAINA DOAR  
SOL FLORES  
SAM TOIA  
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		
		X

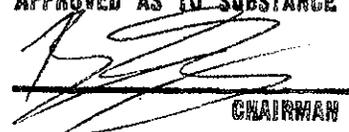
THE RESOLUTION:

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

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: the applicant shall be permitted to reduce the east setback to 1.11' (west to be 3.08'), combined side setback to 4.19' to permit the subdivision of zoning lot. The two-story single family residence at 3025 W. Belden shall remain; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE  
  
CHAIRMAN

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

**APPLICANT:** Noble Walton Venture, LLC

**CAL NO.:** 333-18-Z

**APPEARANCE FOR:** Sara Barnes

**MINUTES OF MEETING:**  
July 20, 2018

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 1366 W. Walton Street

**NATURE OF REQUEST:** Application for a variation to reduce the rear setback from the required 30' to 1' on floors containing dwelling units for a proposed four-story, six dwelling unit building with roof deck and a detached six car garage with roof deck.

**ACTION OF BOARD-  
VARIATION GRANTED**

**THE VOTE**

  
  
**AUG 20 2018**  
 CITY OF CHICAGO  
 ZONING BOARD OF APPEALS

BLAKE SERCYE  
 SHAINA DOAR  
 SOL FLORES  
 SAM TOIA  
 AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		
		X

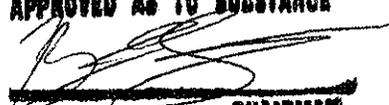
**THE RESOLUTION:**

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

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

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

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

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

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

**APPLICANT:** Noble Walton Venture, LLC

**CAL NO.:** 334-18-Z

**APPEARANCE FOR:** Sara Barnes

**MINUTES OF MEETING:**

July 20, 2018

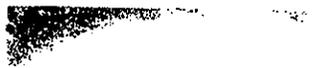
**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 1370 W. Walton Street

**NATURE OF REQUEST:** Application for a variation to reduce the rear setback from 30' to 1' on floors containing dwelling units for a proposed four-story, six dwelling unit building with roof deck and detached six car garage with roof deck.

**ACTION OF BOARD-  
VARIATION GRANTED**

**THE VOTE**

  
**AUG 20 2018**  
 CITY OF CHICAGO  
 ZONING BOARD OF APPEALS

BLAKE SERCYE  
 SHAINA DOAR  
 SOL FLORES  
 SAM TOIA  
 AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		
		X

**THE RESOLUTION:**

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

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

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

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

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

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

**APPLICANT:** Noble Walton Venture, LLC

**CAL NO.:** 335-18-Z

**APPEARANCE FOR:** Sara Barnes

**MINUTES OF MEETING:**  
July 20, 2018

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 1334 W. Walton Street

**NATURE OF REQUEST:** Application for a variation to reduce the rear setback from the required 30' to 1' on floors containing dwelling units for a proposed four-story, six-dwelling unit building with roof deck and attached six car garage with roof deck.

**ACTION OF BOARD-  
VARIATION GRANTED**

**THE VOTE**

  
  
**AUG 20 2018**  
 CITY OF CHICAGO  
 ZONING BOARD OF APPEALS

BLAKE SERCYE  
 SHAINA DOAR  
 SOL FLORES  
 SAM TOIA  
 AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		
		X

**THE RESOLUTION:**

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

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

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

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

**APPROVED AS TO SUBSTANTIVE**  
  
**CHAIRMAN**

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

**APPLICANT:** Noble Walton Venture, LLC

**CAL NO.:** 336-18-Z

**APPEARANCE FOR:** Sara Barnes

**MINUTES OF MEETING:**  
July 20, 2018

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 1340 W. Walton Street

**NATURE OF REQUEST:** Application for a variation to reduce the rear yard from the required 30' to 15.25' on floors containing dwelling units for a proposed four-story, six dwelling unit building with roof deck and detached six car garage with roof deck.

**ACTION OF BOARD-  
VARIATION GRANTED**

**THE VOTE**

  
  
  
**AUG 20 2018**  
 CITY OF CHICAGO  
 ZONING BOARD OF APPEALS

BLAKE SERCYE  
 SHAINA DOAR  
 SOL FLORES  
 SAM TOIA  
 AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		
		X

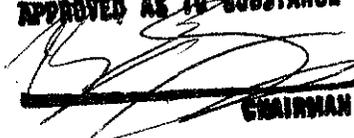
**THE RESOLUTION:**

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

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the rear yard to 15.25' on floors containing dwelling units for a proposed four-story, six dwelling unit building with roof deck and detached six car garage with roof deck; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

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

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

**APPLICANT:** Lacoste Le Salon

**APPEARANCE FOR:** Same as Applicant

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 3440 S. Morgan Street

**CAL NO.:** 337-18-S

**MINUTES OF MEETING:**  
July 20, 2018

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

**ACTION OF BOARD-  
APPLICATION APPROVED**

**THE VOTE**

AUG 20 2018  
CITY OF CHICAGO  
ZONING BOARD OF APPEALS

BLAKE SERCYE  
SHAINA DOAR  
SOL FLORES  
SAM TOIA  
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		
		X

**THE RESOLUTION:**

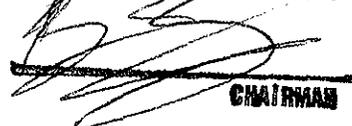
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 20, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on July 6, 2018; and

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

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

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: James D. Vittori

CAL NO.: 338-18-Z

APPEARANCE FOR: Rich Toth

MINUTES OF MEETING:  
July 20, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3300 S. Wallace Street

NATURE OF REQUEST: Application for a variation to reduce the south setback from the required 2.1' to 0.4' (north to be zero) for the proposed subdivision of a zoning lot. The existing five dwelling unit building shall remain at 3300 S. Wallace. A single family residence is proposed for 3302 S. Wallace.

**ACTION OF BOARD-  
VARIATION GRANTED**

**THE VOTE**

AUG 20 2018  
CITY OF CHICAGO  
ZONING BOARD OF APPEALS

BLAKE SERCYE  
SHAINA DOAR  
SOL FLORES  
SAM TOIA  
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		
		X

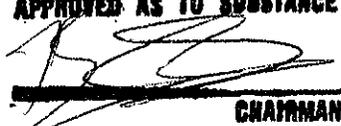
THE RESOLUTION:

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

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the south setback to 0.4' (north to be zero) for the proposed subdivision of a zoning lot. The existing five dwelling unit building shall remain at 3300 S. Wallace. A single family residence is proposed for 3302 S. Wallace; an additional variation was granted to the subject property in Cal. No. 339-18-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE  
  
CHAIRMAN

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

**APPLICANT:** James D. Vittori

**CAL NO.:** 339-18-Z

**APPEARANCE FOR:** Rich Toth

**MINUTES OF MEETING:**  
July 20, 2018

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 3300 S. Wallace Street

**NATURE OF REQUEST:** Application for a variation to reduce the required off-street parking spaces from five to three to permit the subdivision of one zoning lot into two zoning lots. The existing five dwelling unit building with three car garage shall remain at 3300 S. Wallace. A single family residence is proposed for 3302 S. Wallace.

**ACTION OF BOARD-  
VARIATION GRANTED**

**THE VOTE**

  
  
**AUG 20 2018**  
 CITY OF CHICAGO  
 ZONING BOARD OF APPEALS

BLAKE SERCYE  
 SHAINA DOAR  
 SOL FLORES  
 SAM TOIA  
 AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		
		X

**THE RESOLUTION:**

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

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the required off-street parking spaces from five to three to permit the subdivision of one zoning lot into two zoning lots. The existing five dwelling unit building with three car garage shall remain at 3300 S. Wallace. A single family residence is proposed for 3302 S. Wallace; an additional variation was granted to the subject property in Cal. No. 338-18-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

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

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

**APPLICANT:** Yaping Lu d/b/a Pink Nails

**CAL NO.:** 340-18-S

**APPEARANCE FOR:** Same as Applicant

**MINUTES OF MEETING:**  
July 20, 2018

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 2204 W. North Avenue

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

**ACTION OF BOARD-  
APPLICATION APPROVED**

**THE VOTE**

AUG 20 2018  
CITY OF CHICAGO  
ZONING BOARD OF APPEALS

BLAKE SERCYE  
SHAINA DOAR  
SOL FLORES  
SAM TOIA  
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

**THE RESOLUTION:**

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

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

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

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

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

ZONING BOARD OF APPEALS  
CITY OF CHICAGO

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



RECEIVED

SEP 24 2018

CITY OF CHICAGO  
ZONING BOARD OF APPEALS

**Redline VR, LLC**

APPLICANT

**341-18-Z**

CALENDAR NUMBER

**4700 N. Ravenswood Avenue**

PREMISES AFFECTED

**July 20, 2018**

HEARING DATE

**ACTION OF BOARD**

**THE VOTE**

The application for the  
variation is approved.

Blake Sercye  
Shaina Doar  
Sol Flores  
Sam Toia  
Amanda Williams

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

**FINDINGS OF THE ZONING BOARD OF APPEALS  
IN THE MATTER OF THE VARIATION APPLICATION FOR 4700 N.  
RAVENSWOOD AVENUE BY REDLINE VR, LLC.**

**I. BACKGROUND**

Redline VR, LLC (the "Applicant") submitted a variation application for 4700 N. Ravenswood Avenue (the "subject property"). The subject property is currently zoned C3-2 and is improved with an existing multi-tenant commercial building. The Applicant proposed to lease Suite A of this building so that it could establish a virtual reality gaming business. To permit this, the Applicant sought a variation to establish a public place of amusement ("PPA") license within 125' of a residential zoning district.

**II. PUBLIC HEARING**

**A. The Hearing**

The ZONING BOARD OF APPEALS held a public hearing on the Applicant's variation applications at its regular meeting held on July 20, 2018, after due notice thereof as provided under Section 17-13-0107-B of the Chicago Zoning Ordinance and by publication in the *Chicago Sun-Times*. In accordance with the ZONING BOARD OF APPEALS' Rules of Procedure, the Applicant had submitted its proposed Findings of Fact. The Applicant's managers Mr. Jonathan Irons and Mr. Aaron Sawyer were present. The Applicant's architect Mr. Peter Exley was also present. Testifying in opposition to the application was Mr. William Cowlin. The statements and testimony given during the

**APPROVED AS TO SUBSTANCE**

**CHAIRMAN**

public hearing were given in accordance with the ZONING BOARD OF APPEALS' Rules of Procedure.

The Applicant presented the testimony of one of its managers Mr. Jonathan Irons. Mr. Irons testified that he and his co-manager Mr. Aaron Sawyer proposed opening a business called Redline VR (the "proposed business"). He testified that the proposed business would sell time on virtual reality headsets. He testified that the proposed business' customers would typically consist of families or small groups. He testified that customers would pay to use one of the Applicant's ten virtual reality stations. He testified that said stations would be equipped with headsets and controllers attached to a computer. Mr. Irons testified that customers using the headsets could play different types of virtual reality games. He testified that other customers that were not currently playing could sit and observe a projection of what the players were seeing.

Mr. Irons testified that he and Mr. Sawyer had worked extensively on the plans for the proposed business with the Applicant's architect Mr. Peter Exley. In addition, Mr. Irons testified that he and Mr. Sawyer had reached out to the community and the ward alderman. Mr. Irons testified that the alderman had no objection to the business and that the alderman had sent a letter to the ZONING BOARD OF APPEALS stating said no objection. He testified that the Ravenswood Chamber of Commerce was in support of the Applicant's application and had sent a letter to the ZONING BOARD OF APPEALS.

Mr. Williams Cowlin, of 4175 N. Wolcott, testified in opposition to the application. He testified that he lived directly behind the subject property. He then asked Mr. Irons a series of questions regarding the customer occupancy, the average time of a customer visit, the business hours, the parking, outdoor activities, and the upkeep of the subject property.

In response to these and other questions from the ZONING BOARD OF APPEALS, Mr. Irons further testified that though the maximum occupancy for the Applicant's lease space is forty-eight persons, the average occupancy would be about ten persons. He testified that the average length of stay of a customer would be two (2) hours. He testified that testified the days and hours of operation would be as follows: Wednesday through Monday, 3:00 pm to 10:00 pm; Saturdays, 1:00 pm to 11:00 pm; and Sundays, 1:00 pm to 10:00 pm. He testified the public street parking in the vicinity had industrial zone restrictions but the restrictions lifted by 4:00 pm. He testified that therefore these restrictions would minimally impact the Applicant's business. He testified that the Applicant had a written parking lease agreement with the Applicant's landlord to use ten (10) spaces of the landlord's private parking on the north side of the subject property. He testified that this lease agreement had a term of five (5) years. He testified that the Applicant's business would all occur indoors and that the Applicant planned no outside activities. He testified that the Applicant had discussed and agreed to seasonal maintenance responsibilities with the other tenants in the subject property.

The ZONING BOARD OF APPEALS noted that the upkeep of the subject property was not only important to the neighbors but also to the business.

Mr. Cowlin then testified that he was still concerned because the Applicant would have a liquor license and that the Applicant's business would most likely generate traffic. He testified he was also concerned about having a large number of people in a small space.

The ZONING BOARD OF APPEALS stated that the Applicant had stipulated to the variation and licensing requirements in the application and if the Applicant wanted an outdoor use, it would have to return to the City to receive approval. The ZONING BOARD OF APPEALS then stated that it would be in the best interest of the Applicant's business to be a good neighbor.

#### 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.*

As testified to by Mr. Irons, the Applicant cannot open its business without a PPA as the subject property is located within 125' of a residential district.

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

As set forth in the Applicant's proposed Findings of Fact and by Mr. Irons' testimony, the requested variation maintains economically vibrant as well as attractive business and commercial areas pursuant to Section 17-1-0504 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.*

As Mr. Irons very credibly testified, the Applicant's business is centered on the use of virtual reality headsets and controls attached to computers to be used for amusement purposes in a social setting. The type of business requires a PPA. However, since the subject property is located within 125' of a residential district, the Applicant must obtain a variation to open its business. Without the requested variation, the proposed business cannot obtain a license or open in this location.

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

Most commercial property can obtain PPA licenses as of right as most commercial properties are not located within 125' of a RS district. Therefore, the

Applicant's situation is one of unique circumstance and is not generally applicable to other commercial property within the City.

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

The PPA will be located within an existing multi-tenant commercial building. As Mr. Irons testified, the Applicant will not conduct its business outdoors. The Applicant's hours of operation ensure that public parking will be generally available for the Applicant's customers. In addition, the Applicant has signed a lease for ten (10) private parking spaces. Further, the Applicant's proposed business model is not likely to generate noise that would interfere with the nearby residential district.

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 physical surroundings of the subject property – that is to say, the fact the subject property is located within 125' of a residential district – result in particular hardship to the Applicant because the Applicant cannot open its proposed business without the requested variation.

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 subject property is located within the C1-2 zoning classification. Most properties located within the C1-2 zoning classification can obtain a PPA license without a variation. However, because the subject property is located within 125' of a RS district, the Applicant must obtain a variation to obtain a PPA license. This is not a condition applicable, generally, to other property within the C1-2 zoning classification.

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

As stated in the Applicant's proposed Findings of Fact, the Applicant seeks this variation to obtain a license to open a PPA that will provide new forms of

state-of-the-art recreational technology and cultural entertainment. The business also advances the City's initiative to modernize the Industrial Corridor Districts. Thus, the Applicant's application is not based exclusively upon a desire to make more money out of the subject property.

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 condition of the subject property's proximity to the residential district.

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 testified to by Mr. Irons, the Applicant's proposed business model – such as its limited hours of operation, the limited amount of customers it can accommodate at any one time and its lack of outdoor activity – will not be detrimental to the public welfare of injurious to other property or improvements in the neighborhood.

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

As noted in the Applicant's proposed Findings of Fact, the variation will not necessitate any modifications to the existing building and therefore neither impair an adequate supply of light and air to adjacent properties nor increase the danger of fire. As Mr. Irons credibly testified, the Applicant's proposed business will not increase street congestion. Further, the Applicant's proposed business will not endanger the public safety or substantially diminish or impair property values within the neighborhood. In fact, Mr. Irons testified that he and other tenants of the existing building had made an agreement with respect to building upkeep.

#### 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 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: Betzalel Schur

CAL NO.: 342-18-Z

APPEARANCE FOR: Thomas Moore

MINUTES OF MEETING:  
July 20, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2812 W. Coyle Avenue

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

**ACTION OF BOARD-**

Continued to August 17, 2018 at 2:00 p.m.

**THE VOTE**

BLAKE SERCYE  
SHAINA DOAR  
SOL FLORES  
SAM TOIA  
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X



AUG 20 2018

CITY OF CHICAGO  
ZONING BOARD OF APPEALS

APPROVED AS TO SUBSTANCE

*[Handwritten Signature]*  
CHAIRMAN

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

**APPLICANT:** John Carothers dba Snootie Fox Grooming Spa **CAL NO.:** 343-18-S

**APPEARANCE FOR:** Same as Applicant **MINUTES OF MEETING:** July 20, 2018

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 7122 S. Ashland Avenue

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

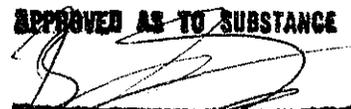
**ACTION OF BOARD-**  
Continued to August 17, 2018 at 2:00 p.m.

**THE VOTE**

BLAKE SERCYE  
SHAINA DOAR  
SOL FLORES  
SAM TOIA  
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

AUG 20 2018  
CITY OF CHICAGO  
ZONING BOARD OF APPEALS

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

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

**APPLICANT:** 114 N. Aberdeen Partners, LLC

**CAL NO.:** 344-18-Z

**APPEARANCE FOR:** Meg George

**MINUTES OF MEETING:**  
July 20, 2018

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 114 N. Aberdeen Street

**NATURE OF REQUEST:** Application for a variation to reduce the rear yard setback from the required 30' to zero on floors containing dwelling units for a proposed one and two story rear addition with ground floor garage and roof decks to serve the existing three-story building.

**ACTION OF BOARD-  
VARIATION GRANTED**

**THE VOTE**

**AUG 20 2018**

CITY OF CHICAGO  
ZONING BOARD OF APPEALS

BLAKE SERCYE  
SHAINA DOAR  
SOL FLORES  
SAM TOIA  
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

**THE RESOLUTION:**

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

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

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

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

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

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

**APPLICANT:** Oleg Minkevitch

**CAL NO.:** 345-18-Z

**APPEARANCE FOR:** Sara Barnes

**MINUTES OF MEETING:**

**APPEARANCE AGAINST:** None

July 20, 2018

**PREMISES AFFECTED:** 2643 W. Rice Street

**NATURE OF REQUEST:** Application for a variation to reduce the west setback from 2' to zero (east to be 3') combined side setback from 5' to 3', rear setback from 32.84' to 31.91' for a proposed rear two story addition and rear two story open deck for the existing two-story, two dwelling unit building to be deconverted to a single family residence.

**ACTION OF BOARD-  
VARIATION GRANTED**

**THE VOTE**

**AUG 20 2018**  
CITY OF CHICAGO  
ZONING BOARD OF APPEALS

BLAKE SERCYE  
SHAINA DOAR  
SOL FLORES  
SAM TOIA  
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
		X

**THE RESOLUTION:**

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

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the west setback to zero (east to be 3') combined side setback to 3', rear setback to 31.91' for a proposed rear two story addition and rear two story open deck for the existing two-story, two dwelling unit building to be deconverted to a 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:** Cortes Y Estilios La Villita, Inc. **CAL NO.:** 346-18-S  
**APPEARANCE FOR:** Same as Applicant **MINUTES OF MEETING:** July 20, 2018  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 2701 S. Central Park Avenue  
**NATURE OF REQUEST:** Application for a special use to establish a hair salon.

**ACTION OF BOARD-  
APPLICATION APPROVED**

**THE VOTE**

**AUG 20 2018**  
CITY OF CHICAGO  
ZONING BOARD OF APPEALS

BLAKE SERCYE  
SHAINA DOAR  
SOL FLORES  
SAM TOIA  
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
		X

**THE RESOLUTION:**

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

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

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): provided the special use is issued solely to the applicant, Cortes Y Estilios La Villita, 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:** Pipefitters Local No. 597, UA **CAL NO.:** 347-18-Z

**APPEARANCE FOR:** Thomas Moore **MINUTES OF MEETING:**  
July 20, 2018

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 1448 W. Madison Street

**NATURE OF REQUEST:** Application for a variation to reduce the rear setback on floors containing dwelling units from the required 30' to 2.14' for a proposed five-story building with ground floor retail sales and thirty-two dwelling units above.

**ACTION OF BOARD-**  
**Continued to August 17, 2018 at 2:00 p.m.**

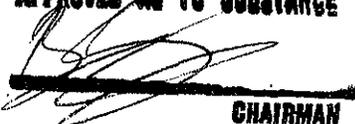
**THE VOTE**

BLAKE SERCYE  
SHAINA DOAR  
SOL FLORES  
SAM TOIA  
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
		X

**AUG 20 2018**

CITY OF CHICAGO  
ZONING BOARD OF APPEALS

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

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

**APPLICANT:** 1741 N. Western Ave. Acquisitions, LLC

**CAL NO.:** 348-18-Z

**APPEARANCE FOR:** Nick Ftikas

**MINUTES OF MEETING:**  
July 20, 2018

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 1741 N. Western Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the rear yard setback from the required 30' to zero on floors containing dwelling units and to reduce the enclosed parking setback from alleys from 2' to zero for a proposed four-story, twenty five dwelling unit building with roof deck and attached garage.

**ACTION OF BOARD-  
VARIATION GRANTED**

**THE VOTE**

**AUG 20 2018**  
CITY OF CHICAGO  
ZONING BOARD OF APPEALS

BLAKE SERCYE  
SHAINA DOAR  
SOL FLORES  
SAM TOIA  
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
		X

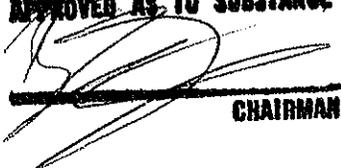
**THE RESOLUTION:**

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

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the rear yard setback to zero on floors containing dwelling units and to reduce the enclosed parking setback from alleys to zero for a proposed four-story, twenty five dwelling unit building with roof deck and 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:** 4625 Inc. / Zainab Aljanabi

**CAL NO.:** 349-18-S

**APPEARANCE FOR:** Same as Applicant

**MINUTES OF MEETING:**  
July 20, 2018

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 4621 N. Lincoln Avenue

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

**ACTION OF BOARD-  
APPLICATION APPROVED**

**THE VOTE**

**AUG 20 2018**  
CITY OF CHICAGO  
ZONING BOARD OF APPEALS

BLAKE SERCYE  
SHAINA DOAR  
SOL FLORES  
SAM TOIA  
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
		X

**THE RESOLUTION:**

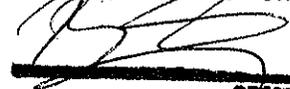
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 20, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on July 6, 2018; and

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

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): provided the special use is issued solely to the applicant, 4625 Inc. / Zainab Aljanabi.

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: JAB Merger, LLC

CAL NO.: 350-18-Z

APPEARANCE FOR: Katriina McGuire

MINUTES OF MEETING:  
July 20, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 621 W. Belmont Avenue

NATURE OF REQUEST: Application for a variation to reduce the front setback from the required 8.05' to zero feet, west setback from 2' to zero for the subdivision of one zoning lot into two zoning lots. The existing religious assembly shall remain at 619 W. Belmont. The three story building at 621 W. Belmont shall be converted to a twenty dwelling unit building.

ACTION OF BOARD-  
VARIATION GRANTED

THE VOTE

AUG 20 2018  
CITY OF CHICAGO  
ZONING BOARD OF APPEALS

BLAKE SERCYE  
SHAINA DOAR  
SOL FLORES  
SAM TOIA  
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
		X

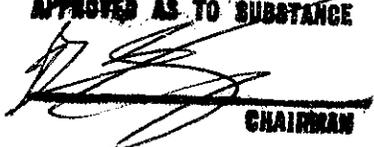
THE RESOLUTION:

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

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the front setback to zero feet, west setback to zero for the subdivision of one zoning lot into two zoning lots. The existing religious assembly shall remain at 619 W. Belmont. The three story building at 621 W. Belmont shall be converted to a twenty dwelling unit building; George Blakemore of Chicago, Illinois testified in opposition; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE  
  
CHAIRMAN

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

**APPLICANT:** RDL D Build, LLC 1425 Fullerton

**CAL NO.:** 351-18-Z

**APPEARANCE FOR:** Mark Kupiec

**MINUTES OF MEETING:**  
July 20, 2018

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 1425 W. Fullerton Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the rear setback from 30' to zero for a proposed fourth story addition to an existing two-story building with a new third story addition, new side four-story addition, new attached three car garage with roof deck, new attached five car garage at rear interior of first story, new roof deck accessed from new fourth story addition and conversion from financial service use to residential use for eight new dwelling units.

**ACTION OF BOARD-  
VARIATION GRANTED**

**THE VOTE**

AUG 20 2018  
CITY OF CHICAGO  
ZONING BOARD OF APPEALS

BLAKE SERCYE  
SHAINA DOAR  
SOL FLORES  
SAM TOIA  
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
		X

**THE RESOLUTION:**

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

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the rear setback to zero for a proposed fourth story addition to an existing two-story building with a new third story addition, new side four-story addition, new attached three car garage with roof deck, new attached five car garage at rear interior of first story, new roof deck accessed from new fourth story addition and conversion from financial service use to residential use for eight new dwelling units; George Blakemore of Chicago, Illinois testified in opposition; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

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

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

**APPLICANT:** Billar el Carrizo, Inc.

**CAL NO.:** 352-18-Z

**APPEARANCE FOR:** Mark Kupiec

**MINUTES OF MEETING:**  
July 20, 2018

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 4078 W. 26<sup>th</sup> Street

**NATURE OF REQUEST:** Application for a variation to establish a public place of amusement license to provide a pool hall which is located within 125' of a residential zoning district.

**ACTION OF BOARD-  
VARIATION GRANTED**

**THE VOTE**

**AUG 20 2018**  
CITY OF CHICAGO  
ZONING BOARD OF APPEALS

BLAKE SERCYE  
SHAINA DOAR  
SOL FLORES  
SAM TOIA  
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
		X

**THE RESOLUTION:**

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

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a public place of amusement license to provide a pool hall which is located within 125' of a residential zoning district; George Blakemore of Chicago, Illinois testified in opposition; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

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

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

**APPLICANT:** Mortimer P. Ames trust Dated December 9, 2011 **CAL NO.:** 353-18-Z

**APPEARANCE FOR:** Amy Degnan

**MINUTES OF MEETING:**  
July 20, 2018

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 1133 W. George Street

**NATURE OF REQUEST:** Application for a variation to reduce the front setback from the required 10.45' to 8.41', west setback from 2' to 0.41' (east to be 3.64'), combined side setback from 5' to 4.05' for a proposed front entrance canopy, rear open porch and to expand the existing building.

**ACTION OF BOARD-  
VARIATION GRANTED**

**THE VOTE**

  
  
**AUG 20 2018**  
  
 CITY OF CHICAGO  
 ZONING BOARD OF APPEALS

BLAKE SERCYE  
 SHAINA DOAR  
 SOL FLORES  
 SAM TOIA  
 AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
		X

**THE RESOLUTION:**

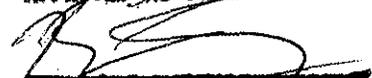
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held July 20, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on July 6, 2018; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the front setback to 8.41', west setback to 0.41' (east to be 3.64'), combined side setback to 4.05' for a proposed front entrance canopy, rear open porch and to expand the existing building; three additional variations were granted to the subject property in Cal. Nos. 354-18-Z, 355-18-Z, and 356-18-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

**APPROVED AS TO SUBSTANCE**

  
**CHAIRMAN**

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

**APPLICANT:** Mortimer P. Ames trust Dated December 9, 2011 **CAL NO.:** 354-18-Z

**APPEARANCE FOR:** Amy Degnan

**MINUTES OF MEETING:**  
July 20, 2018

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 1133 W. George Street

**NATURE OF REQUEST:** Application for a variation to increase the height of the existing building by no more than 10% from 33.83' to 34.4' to change the existing sloped roof to a flat roof.

**ACTION OF BOARD-  
VARIATION GRANTED**

**THE VOTE**

AUG 20 2018  
CITY OF CHICAGO  
ZONING BOARD OF APPEALS

BLAKE SERCYE  
SHAINA DOAR  
SOL FLORES  
SAM TOIA  
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
		X

**THE RESOLUTION:**

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

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to increase the height of the existing building by no more than 10% from 33.83' to 34.4' to change the existing sloped roof to a flat roof; three additional variations were granted to the subject property in Cal. Nos. 353-18-Z, 355-18-Z, and 356-18-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

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

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

**APPLICANT:** Mortimer P. Ames trust Dated December 9, 2011 **CAL NO.:** 355-18-Z

**APPEARANCE FOR:** Amy Degnan

**MINUTES OF MEETING:**  
July 20, 2018

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 1133 W. George Street

**NATURE OF REQUEST:** Application for a variation to increase the existing floor area by no more than 15% from 3,077 square feet to 3,309.32 square feet to expand the existing building.

**ACTION OF BOARD-  
VARIATION GRANTED**

**THE VOTE**

  
**AUG 20 2018**  
CITY OF CHICAGO  
ZONING BOARD OF APPEALS

BLAKE SERCYE  
SHAINA DOAR  
SOL FLORES  
SAM TOIA  
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
		X

**THE RESOLUTION:**

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

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to increase the existing floor area by no more than 15% from 3,077 square feet to 3,309.32 square feet to expand the existing building; three additional variations were granted to the subject property in Cal. Nos. 353-18-Z, 354-18-Z, and 356-18-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

**APPROVED AS TO SUBSTANCE**

  
**CHAIRMAN**

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

**APPLICANT:** Mortimer P. Ames Trust Dated December 9, 2011 **CAL NO.:** 356-18-Z

**APPEARANCE FOR:** Amy Degnan

**MINUTES OF MEETING:**  
July 20, 2018

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 1133 W. George Street

**NATURE OF REQUEST:** Application for a variation to reduce the required parking from two parking spaces to one parking space in order to establish a one-car garage with accessory storage and roof deck.

**ACTION OF BOARD-  
VARIATION GRANTED**

**THE VOTE**

  
**AUG 20 2018**  
 CITY OF CHICAGO  
 ZONING BOARD OF APPEALS

BLAKE SERCYE  
SHAINA DOAR  
SOL FLORES  
SAM TOIA  
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
		X

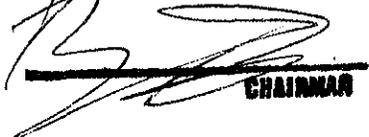
**THE RESOLUTION:**

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

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the required parking from two parking spaces to one parking space in order to establish a one-car garage with accessory storage and roof deck; three additional variations were granted to the subject property in Cal. Nos. 353-18-Z, 354-18-Z, and 355-18-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

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

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

APPLICANT: Clear Irons Holdings, LLC

CAL NO.: 357-18-Z

APPEARANCE FOR: Mark Kupiec

MINUTES OF MEETING:  
July 20, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1811 W. Cornelia Avenue

NATURE OF REQUEST: Application for a variation to reduce the front setback from 4.33' to 0.79', east setback from 2' to 0.58', west setback from 2' to zero, combined side setback from 5' to 0.58', rear setback from 30' to 8.5' for a new second and third story addition to an existing one-story building for new residential unit above the existing limited manufacturing use.

**ACTION OF BOARD-  
VARIATION GRANTED**

**THE VOTE**

  
**AUG 20 2018**  
CITY OF CHICAGO  
ZONING BOARD OF APPEALS

BLAKE SERCYE  
SHAINA DOAR  
SOL FLORES  
SAM TOIA  
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
		X

**THE RESOLUTION:**

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

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the front setback to 0.79', east setback to 0.58', west setback to zero, combined side setback to 0.58', rear setback to 8.5' for a new second and third story addition to an existing one-story building for new residential unit above the existing limited manufacturing use; 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  
121 North LaSalle Street  
Chicago, Illinois 60602  
TEL: (312) 744-3888



RECEIVED

OCT 22 2018

CITY OF CHICAGO  
ZONING BOARD OF APPEALS

**Philip W. Franchi & Linda Franchi**  
APPELLANTS

**358-18-A**  
CALENDAR NUMBER

**3543 North Claremont Avenue**  
PREMISES AFFECTED

**July 20, 2018**  
HEARING DATE

**ACTION OF BOARD**

**THE VOTE**

The decision of the Zoning Administrator is affirmed.

Blake Sercye
Shaina Doar
Sol Flores
Sam Toia
Amanda Williams

AFFIRMED	REVERSED	ABSENT
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**FINDINGS OF THE ZONING BOARD OF APPEALS  
IN THE MATTER OF THE APPEAL OF A DECISION BY THE ZONING  
ADMINISTRATOR DENYING AN ADMINISTRATIVE ADJUSTMENT AT 3543  
NORTH CLAREMONT AVENUE BY PHILIP W. FRANCHI & LINDA  
FRANCHI**

**I. BACKGROUND**

Mr. Philip W. Franchi and Ms. Linda Franchi (each an "Appellant" and collectively, the "Appellants") appealed a decision of the Office of the Zoning Administrator (the "Zoning Administrator"). The Zoning Administrator denied an administrative adjustment to 3543 North Claremont Avenue (the "subject property") pursuant to Section 17-13-1003-BB of the Chicago Zoning Ordinance ("Zoning Ordinance"). Section 17-13-1003-BB of the Zoning Ordinance states: "In the case of building permit applications for the repair, remodeling, and/or alteration of buildings that have been in lawful existence for 50 or more years, containing not more than 6 dwelling units, sought to correct Notices of Violation cited by the Department of Buildings, or for the voluntary rehabilitation of such structures, in which there is evidence that the building has been converted, altered or used for a greater number of dwelling units than existed at the time of its construction, the Zoning Administrator is authorized to approve an administrative adjustment to make

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

zoning certification of the increased density, not to exceed more than 1 unit above its original construction, upon review of documented evidence supporting such increase in density.”

## II. PUBLIC HEARING

### A. The Hearing

The ZONING BOARD OF APPEALS held a public hearing on the Appellant’s appeal at its regular meeting of July 20, 2018, after due notice thereof as provided under Section 17-13-1206 of the Zoning Ordinance. One of the Appellants Ms. Linda Franchi was present. The Appellant was represented by counsel, Mr. Christopher J. Cocoma, of the law firm Tinkoff, Popko & Associates of Barrington, Illinois. The Assistant Zoning Administrator Mr. Steven Valenziano was present. Mr. George Blakemore was also present. The statements and testimony given during the public hearing were given in accordance with the ZONING BOARD OF APPEALS’ Rules of Procedure.

At the opening of the hearing, the ZONING BOARD OF APPEALS reminded that under the Zoning Ordinance, the Zoning Administrator’s decision was presumed correct, and that the burden of persuasion of error was on the Appellant.

The ZONING BOARD OF APPEALS then asked Mr. Cocoma to explain why the Appellant believed that the subject property had three dwelling units.

Mr. Cocoma replied that the Appellants relied on for-sale listings under multiple listing services which all represented that the subject property had three dwelling units. He stated that the Appellants relied upon such representations for putting in an offer on and then closing on the purchase of the subject property. At the closing, the Appellants received both a certificate of zoning compliance issued by the City’s Department of Planning and Development (the “Department”) and a full payment certificate (“FPC”) regarding the subject property’s water bill from the City’s Department of Finance. He stated that both such City-issued documents indicated that the subject property contained three dwelling units. He stated the property tax bill for the subject property issued by Cook County also indicated that the subject property contained three dwelling units.

He stated that in order to accommodate older and disabled family members in the garden apartment dwelling unit of the subject property (which dwelling unit was the subject of the Appellants’ appeal), the Appellants wished to renovate the garden apartment dwelling unit. In consequence, the Appellants and their architect submitted renovation plans to the City’s Department of Buildings so that the Appellants’ could be issued a building permit for such renovation. That submission was rejected by the

Zoning Administrator as nonconforming.<sup>1</sup> With the help of the Appellants' architect and the support of their alderman, the Appellants then submitted a request for an administrative adjustment to the Zoning Administrator. That request was denied by the Zoning Administrator on the grounds that there was insufficient evidence to establish that the subject property was improved with three dwelling units.

Mr. Cocoma concluded his opening remarks by first requesting that the ZONING BOARD OF APPEALS reverse the Zoning Administrator's decision with respect to the administrative adjustment. In the alternative, he requested that the ZONING BOARD OF APPEALS issue a variation re-certifying the subject property as being improved with a conforming three dwelling unit property.

The ZONING BOARD OF APPEALS explained to Mr. Cocoma that the ZONING BOARD OF APPEALS could not issue a variation as alternate relief in this appeal and that the Appellants would have to separately apply for a variation.

The ZONING BOARD OF APPEALS asked Mr. Cocoma how long the previous owners of the subject property had been paying property taxes on the subject property to Cook County as a three-dwelling unit property. Mr. Cocoma replied that he knew only that the previous owner (who had sold the subject property to the Appellants in September of 2017) had paid property taxes on the subject property to Cook County as a three dwelling unit property. In response to comments from the ZONING BOARD OF APPEALS regarding the mix of two- and three-flats in the vicinity of the subject property, including those being converted into single family homes, Mr. Cocoma replied that the subject property is not the only three dwelling unit property on the street (i.e., the 3500 block of North Claremont Avenue).

The ZONING BOARD OF APPEALS then stated that a key component of the appeal was being able to establish that the subject property was improved with three dwelling units for at least 50 years prior to 2017 (when the Appellant purchased the subject property). It then asked Mr. Cocoma whether the Appellant had any evidence from 50 or more years ago that showed the subject property had been considered to be improved with a three dwelling unit building, to which question Mr. Cocoma replied in the negative.

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<sup>1</sup> See Section 17-13-1301 of the Zoning Ordinance ("Except as hereinafter provided, no permit pertaining to the use of land or buildings may be issued by any officer, department, or employee of this City unless the application for such permit has been examined by the Office of the Zoning Administrator and has affixed to it a certificate of the Office of the Zoning Administrator that the proposed building or structure complies with all the provisions of this Zoning Ordinance. Any permit or certificate of occupancy issued in conflict with the provisions of this Zoning Ordinance will be null and void"); see also *1350 Lake Shore Associates v. Mazur-Berg*, 339 Ill.App.3d 618, 619 (1st Dist. 2003) (explaining that an application for a building permit under the Zoning Ordinance is simultaneously an application for a certificate of zoning compliance).

The ZONING BOARD OF APPEALS expressed sympathy for the Appellant's situation but explained that the ZONING BOARD OF APPEALS needed to focus on the very narrow question of whether and, if so, how the Zoning Administrator erred in denying the administrative adjustment.

The ZONING BOARD OF APPEALS asked Mr. Cocoma how many electric and gas meters the subject property has, to which question Mr. Cocoma replied three in both cases.

The Assistant Zoning Administrator Mr. Steven Valenziano then testified on behalf of the Zoning Administrator. He testified that the certificate of zoning compliance for the subject property ("Zoning Certificate") had been issued in error. He testified the Zoning Certificate had been filled out as a three unit building, with dwelling units on the first, second and third floors and with the basement left blank. He testified that on the back of every certificate of zoning compliance there is a disclaimer. Said disclaimer reads as follows: "In certifying the number of dwelling units that are legal under the Zoning Ordinance, the Zoning Administrator considers, in addition to the Zoning Ordinance, records kept by the City and the information provided by the applicant in Part One of the application [for Certificate of Zoning Compliance]. The Zoning Administrator reserves the right to reconsider and revoke any Certificate of Zoning Compliance issued based on false or otherwise incorrect information provided by the applicant." Mr. Valenziano testified that there is no third floor of the building as the building is only a two-story building. He testified that nothing is mentioned as to a basement dwelling unit on the Zoning Certificate. He testified that this is therefore false information. He testified that at the time the Appellants applied for their administrative adjustment to legalize an illegally established basement dwelling unit, the Zoning Administrator revoked this Zoning Certificate and denied the application for administrative adjustment.

The ZONING BOARD OF APPEALS asked Mr. Valenziano how he knew the Zoning Certificate was issued in error, to which question Mr. Valenziano testified as follows: This Zoning Certificate was issued in error because when issuing certificates of zoning compliance, reviewing staff are supposed to retrieve the oldest City records that can be found, which are the City's Department of Public Works annual inspection examinations of houses for the Bureau of Water ("Records"). He testified that when the Appellants applied for their administrative adjustment, the Zoning Administrator looked at those Records, which indicated that in 1946 the subject property was improved with a two-story building. On the first floor of said building there was one family with five persons, one water closet, one bath, one wash basin, one sink. On the second floor there was one family with two persons and one water closet, one bath, one wash basin and one sink.

Mr. Valenziano testified that prior to 1957 the Zoning Ordinance had no minimum lot area per dwelling unit standard. He testified that in 1957 that standard went into place. He testified that based on the lot area of a property, the building on said property can have a certain number of dwelling units. He testified that the subject property is located in an RS-3 District. He testified that in an RS-3 District, a building needs 2,500 square feet of lot area per dwelling unit today. He testified that the requirement used to be 1,250, which is why a typical lot for a two dwelling unit building will consist of 3,000 square feet. He testified that today a building is limited to 2 units in an RS-3 District. The entire neighborhood south of Addison Street in which the subject property is located is an RS-3 District.

Mr. Valenziano testified that the Zoning Administrator therefore begins any inquiry into how many dwelling units are legally established in a building by looking at the Records to see how many dwelling units were in said building prior to 1957. He testified that prior to 1957, an inspector went out and basically did a census of the properties in the City. He testified that after checking the Records, the Zoning Administrator then checks to see if any building permits were issued that would have lawfully added additional dwelling units to the property. He testified that in the case of the subject property, the Zoning Administrator found a building permit from 2003. He testified that said building permit was for a garage but was stamped by the (former) Department of Zoning on May 20, 2003. He testified that the site plan that was part this 2003 building permit stated that the subject property was improved with two dwelling units. He testified that therefore in both 1946 and in 2003, there were two dwelling units on the subject property.

The ZONING BOARD OF APPEALS asked Mr. Valenziano whether the Appellants had been the applicants for the building permit in 2003. Mr. Valenziano testified that the building permit applicant in 2003 was not the Appellants but rather the owner of the subject property in 2003 or said owner's agent.

Mr. Valenziano then testified that the Zoning Administrator continued to search for building permits that would have added a third unit at the subject property after 2000 and found none.

Mr. Valenziano then referred to the photographs submitted by the Appellants as part of the administrative adjustment application. He testified that under Section 17-13-01001-BB of the Zoning Ordinance, the Zoning Administrator has the authority to legalize a dwelling unit if said dwelling unit has been in existence for more than fifty (50) years. He testified that when the Zoning Administrator looked at photographs submitted by applicants for an administrative adjustment under Section 17-13-1001-BB, the Zoning Administrator would look at that photographs and determine whether the space looked like it has been improved for a dwelling unit, and if so had said space been so improved for fifty (50) years. He testified that the Zoning Administrator therefore would look for

moldings and millwork and something that looks like it was designed for a living space and for household living. He testified that with respect to the photograph submitted by the Appellants of the garden dwelling unit, the photograph looked like a basement. He testified that he had made this determination because the garden dwelling unit shown in the photographs has an unfinished floor, unfinished walls, no millwork, no moldings, and no baseboards. He testified that the photograph provided of the garden dwelling unit's bathroom is too dark to see, but if there is a bathroom there should have been a building permit to install the plumbing. He testified that the photograph depicting the garden dwelling unit's kitchen showed very nice cabinets and marble countertops, both of which installations should have required building permits. He testified, however, that these fixtures do not look like they are really attached and there are no moldings and no millwork. He testified that based on his thirty (30) years of experience in reviewing administrative adjustments, it was his opinion that the garden dwelling unit did not look like either an established dwelling unit or a legally established dwelling unit. In contrast, he testified that the photographs provided by the Appellants of the first floor dwelling unit show a typical City two-flat with moldings and a built-in fireplace. He testified that similarly photographs provided by the Appellants of the second floor dwelling unit show hardwood floors and built-in casework. He testified that the first and second dwelling units are improved as habitable space while the basement dwelling unit is not. He testified that based on this evidence, the Zoning Administrator denied the Appellants' application for an administrative adjustment. He testified that there is nothing to show that the basement dwelling unit had been there for the minimum required fifty years.

The ZONING BOARD OF APPEALS then questioned Mr. Valenziano at length as to the aforementioned disclaimer on the back of the Zoning Certificate regarding false information. Mr. Valenziano testified that the language is "false or otherwise incorrect." He then distributed copies of the Zoning Certificate that the Zoning Administrator had in its files for the subject property.

After receiving a copy of the Zoning Certificate, Mr. Cocoma stated that this was not the certificate of zoning compliance that the Appellants had received when they had closed on the subject property. He then showed a copy of the certificate of zoning compliance that the Appellants had received to Mr. Valenziano.

Mr. Valenziano again testified that this was not the Zoning Certificate the Zoning Administrator had in its files. Nevertheless, he reviewed the certificate of zoning compliance provided Mr. Cocoma and stated that said certificate of zoning compliance had also been rendered in error as it also contained incorrect information provided by the applicant.

The ZONING BOARD OF APPEALS then asked Mr. Cocoma whether the Appellants had considered or were considering applying for a variation, to which

question Mr. Cocoma responded that the Appellants believed they had to exhaust their appeal remedies first but acknowledged that a variation if granted would be a solution to their problem. Mr. Valenziano testified that if there had been an error on the part of his staff on issuing a certificate of zoning compliance, he would still have to reverse it as he had to follow the law. He testified that he did in fact reverse the Zoning Certificate at the time the Appellants' administrative adjustment was denied. He testified that the issue before the ZONING BOARD OF APPEALS was the administrative adjustment not the fact that the Zoning Certificate had been issued in error.

The ZONING BOARD OF APPEALS then had a discussion regarding the nature of "false" as opposed to "incorrect" information provided by an applicant for a certificate of zoning compliance.

At the conclusion of the hearing, Mr. George Blakemore objected to the appeal, arguing that the decision of the Zoning Administrator should be affirmed.

#### 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 Appellants' appeal:

1. The narrow issue on appeal is whether or not the Zoning Administrator erred in refusing to grant the Appellants' request for an administrative adjustment pursuant to Section 17-13-1003-BB of the Zoning Ordinance.
2. The ZONING BOARD OF APPEALS finds the Zoning Administrator did not err in refusing to grant the Appellants' request for an administrative adjustment Section 17-13-1003-BB of the Zoning Ordinance. The ZONING BOARD OF APPEALS agrees with the Zoning Administrator that the Appellants provided insufficient evidence that the basement dwelling unit has been in existence for fifty (50) years. In particular, the ZONING BOARD OF APPEALS finds very

significant the fact that in both 1946 and 2003, City records show the subject property was only improved with a two dwelling unit building. Further, the ZONING BOARD OF APPEALS agrees with Mr. Valenziano that the photographs provided by the Appellants of the basement dwelling unit do not establish that said unit has been in existence for fifty (50) years.

3. The ZONING BOARD OF APPEALS finds that neither the Zoning Certificate nor the certificate of zoning compliance provided by Mr. Cocoma can be considered evidence that the subject property has been improved with a three dwelling unit building for fifty (50) years. The ZONING BOARD OF APPEALS agrees with Mr. Valenziano that both the Zoning Certificate and the certificate of zoning compliance provided by Mr. Cocoma were rendered in error as they both contained "false or otherwise incorrect information" provided by the applicant. Similarly, the portion of the FPC that states the subject property is improved with a three dwelling unit building is information provided by the applicant for the FPC. The only information provided by the City is that there is one water account for the subject property, which does not help Appellants' position. Moreover, the copies of the for-sale listings and print-outs from the Cook County Assessor regarding the 2017 tax year submitted by the Appellants provide no documentary evidence in this instance because such documents do not establish how long the subject property has been improved with three dwelling units.

#### IV. CONCLUSION

For all of these reasons, the ZONING BOARD OF APPEALS finds that the Appellant has not 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 affirms the decision of the Zoning Administrator, and the Appellants' appeal is denied.

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:** Chicago Collegiate Charter School **CAL NO.:** 359-18-S

**APPEARANCE FOR:** Meg George **MINUTES OF MEETING:** July 20, 2018

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 10909 S. Cottage Grove Avenue

**NATURE OF REQUEST:** Application for a special use to establish a school

**ACTION OF BOARD-  
APPLICATION APPROVED**

**THE VOTE**

AUG 20 2018  
CITY OF CHICAGO  
ZONING BOARD OF APPEALS

BLAKE SERCYE  
SHAINA DOAR  
SOL FLORES  
SAM TOIA  
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
		X

**THE RESOLUTION:**

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

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a school; an additional special use was granted to the subject property in Cal. No. 360-18-S; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): provided the special use is issued solely to the applicant, Chicago Collegiate Charter School, and the development is consistent with the design and layout of the floor plan dated February 13, 2017, prepared by Waechter Architects.

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:** Chicago Collegiate Charter School **CAL NO.:** 360-18-S

**APPEARANCE FOR:** Meg George **MINUTES OF MEETING:** July 20, 2018

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 10909 S. Cottage Grove Avenue

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

**ACTION OF BOARD-  
APPLICATION APPROVED**

**THE VOTE**

AUG 20 2018  
CITY OF CHICAGO  
ZONING BOARD OF APPEALS

BLAKE SERCYE  
SHAINA DOAR  
SOL FLORES  
SAM TOIA  
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
		X

**THE RESOLUTION:**

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

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a religious assembly; an additional special use was granted to the subject property in Cal. No. 359-18-S; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): provided the development is consistent with the design and layout of the floor plan dated July 20, 2018, as submitted by the applicant Salem Baptist Church.

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

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

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

**APPLICANT:** Monroe Street Church of Christ

**CAL NO.:** 361-18-S

**APPEARANCE FOR:** Same as Applicant

**MINUTES OF MEETING:**  
July 20, 2018

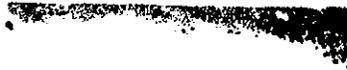
**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 3355 W. Fifth Avenue

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

**ACTION OF BOARD-  
APPLICATION APPROVED**

**THE VOTE**



**AUG 20 2018**  
CITY OF CHICAGO  
ZONING BOARD OF APPEALS

BLAKE SERCYE  
SHAINA DOAR  
SOL FLORES  
SAM TOIA  
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
		X

**THE RESOLUTION:**

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

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

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): provided the development is consistent with the design and layout of the site plan, floor plan and elevations dated June 23, 2016, prepared by Church Building Consultants, Inc., as well as the landscape plan dated June 30, 2016, prepared by Webster, McGrath and Ahlberg, Ltd.

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

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

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

**APPLICANT:** Mark Sasadeusz

**CAL NO.:** 362-18-Z

**APPEARANCE FOR:** John Pikarski

**MINUTES OF MEETING:**  
July 20, 2018

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 4400 S. Calumet Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the south setback from the required 7.92' to zero (north to be zero), combined side setback from 19.8' to zero to establish three new parking stalls for the existing three-story building to be converted from twenty-eight units to thirty-one units.

**ACTION OF BOARD-  
VARIATION GRANTED**

**THE VOTE**

AUG 20 2018  
CITY OF CHICAGO  
ZONING BOARD OF APPEALS

BLAKE SERCYE  
SHAINA DOAR  
SOL FLORES  
SAM TOIA  
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
		X

**THE RESOLUTION:**

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

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the south setback to zero (north to be zero), combined side setback to zero to establish three new parking stalls for the existing three-story building to be converted to thirty-one units; George Blakemore of Chicago, Illinois testified in opposition; an additional variation was granted to the subject property in Cal. No. 363-18-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

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

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

**APPLICANT:** Mark Sasadeusz

**CAL NO.:** 363-18-Z

**APPEARANCE FOR:** John Pikarski

**MINUTES OF MEETING:**  
July 20, 2018

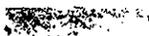
**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 4400 S. Calumet Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the rear yard open space from the required 1,116 square feet to zero to establish three new parking stalls to serve the existing building to be converted from twenty eight dwelling units to thirty-one dwelling units.

**ACTION OF BOARD-  
VARIATION GRANTED**

**THE VOTE**

  
**AUG 20 2018**  
 CITY OF CHICAGO  
 ZONING BOARD OF APPEALS

BLAKE SERCYE  
 SHAINA DOAR  
 SOL FLORES  
 SAM TOIA  
 AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
		X

**THE RESOLUTION:**

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

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the rear yard open space to zero to establish three new parking stalls to serve the existing building to be converted to thirty-one dwelling units; an additional variation was granted to the subject property in Cal. No. 362-18-Z; George Blakemore of Chicago, Illinois testified in opposition; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

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

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

**APPLICANT:** Fleek Nails, LLC **CAL NO.:** 364-18-S

**APPEARANCE FOR:** Same as Applicant **MINUTES OF MEETING:** July 20, 2018

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 8443 S. Cottage Grove Avenue

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

**ACTION OF BOARD-  
APPLICATION APPROVED**

**THE VOTE**



**AUG 20 2018**

**CITY OF CHICAGO  
ZONING BOARD OF APPEALS**

BLAKE SERCYE  
SHAINA DOAR  
SOL FLORES  
SAM TOIA  
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
		X

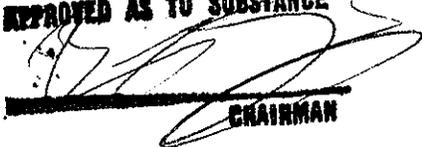
**THE RESOLUTION:**

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

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

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s):

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

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

APPLICANT: 1618-24 Grand, LLC

CAL NO.: 195-18-S

APPEARANCE FOR: Nicholas Ftikas

MINUTES OF MEETING:  
July 20, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1620 W. Grand Avenue

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

ACTION OF BOARD-  
Continued to August 17, 2018 at 2:00 p.m.

THE VOTE

BLAKE SERCYE  
SHAINA DOAR  
SOL FLORES  
SAM TOIA  
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
		X



AUG 20 2018  
CITY OF CHICAGO  
ZONING BOARD OF APPEALS

APPROVED AS TO SUBSTANCE  
  
CHAIRMAN

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

**APPLICANT:** 1618-24 Grand, LLC

**CAL NO.:** 196-18-Z

**APPEARANCE FOR:** Nicholas Ftikas

**MINUTES OF MEETING:**  
July 20, 2018

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 1620 W. Grand Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the minimum lot area from the required 8,000 square feet to 7,350 square feet for a proposed four-story, eight dwelling unit building and a detached eight car garage.

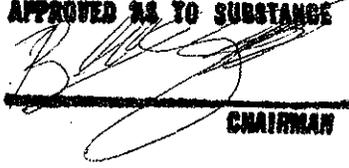
**ACTION OF BOARD-**  
Continued to August 17, 2018 at 2:00 p.m.

**THE VOTE**

BLAKE SERCYE  
SHAINA DOAR  
SOL FLORES  
SAM TOIA  
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
		X

AUG 20 2018  
CITY OF CHICAGO  
ZONING BOARD OF APPEALS

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

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

**APPLICANT:** 1618-24 Grand, LLC

**CAL NO.:** 197-18-Z

**APPEARANCE FOR:** Nicholas Ftikas

**MINUTES OF MEETING:**  
July 20, 2018

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 1620 W. Grand Avenue

**NATURE OF REQUEST:** Application for a variation to increase the permitted building height from the maximum 45' to 48.7' for a proposed four-story, eight dwelling unit building with a detached eight car garage.

**ACTION OF BOARD-**  
Continued to August 17, 2018 at 2:00 p.m.

**THE VOTE**

BLAKE SERCYE  
SHAINA DOAR  
SOL FLORES  
SAM TOIA  
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
		X

AUG 20 2018  
CITY OF CHICAGO  
ZONING BOARD OF APPEALS

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

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

**APPLICANT:** 1618-24 Grand, LLC

**CAL NO.:** 198-18-Z

**APPEARANCE FOR:** Nicholas Ftikas

**MINUTES OF MEETING:**  
July 20, 2018

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 1620 W. Grand Avenue

**NATURE OF REQUEST:** Application for a variation to increase the area occupied by an accessory building in the rear setback from 1,323.0 square feet to 1,442.4 square feet for a proposed eight car detached garage that will serve a proposed four-story eight dwelling unit building.

**ACTION OF BOARD-**  
Continued to August 17, 2018 at 2:00 p.m.

**THE VOTE**

BLAKE SERCYE  
SHAINA DOAR  
SOL FLORES  
SAM TOIA  
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
		X

AUG 20 2018  
CITY OF CHICAGO  
ZONING BOARD OF APPEALS

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

**ZONING BOARD OF APPEALS  
CITY OF CHICAGO**

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



**RECEIVED**

SEP 24 2018

CITY OF CHICAGO  
ZONING BOARD OF APPEALS

**ME Wentworth, LLC**  
APPLICANT

**209-18-S & 210-18-Z**  
CALENDAR NUMBERS

**2353 South Wentworth Avenue**  
PREMISES AFFECTED

**July 20, 2018**  
HEARING DATE

**ACTION OF BOARD**

**THE VOTE**

The application for the special use is approved subject to the conditions set forth in this decision. The application for the variation is approved.

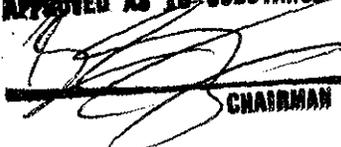
Blake Sercye  
Shaina Doar  
Sol Flores  
Sam Toia  
Amanda Williams

AFFIRMATIVE	NEGATIVE	ABSENT
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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**FINDINGS OF THE ZONING BOARD OF APPEALS  
IN THE MATTER OF THE SPECIAL USE AND VARIATION APPLICATIONS  
FOR 2353 SOUTH WENTWORTH AVENUE BY ME WENTWORTH, LLC**

**I. BACKGROUND**

ME Wentworth, LLC (the "Applicant") submitted a special use application and a variation application for 2353 South Wentworth Avenue (the "subject property"). The subject property is currently zoned C1-3 and is improved with a one-story commercial building and parking structure. The Applicant proposed to construct a new four-story addition to the building to accommodate a 168-room hotel (the "proposed addition"). To construct the proposed addition, the Applicant sought a special use to construct a hotel in a commercial district. The Applicant also sought a variation to maintain the subject property's existing 10 by 25 foot loading space as opposed to the 10 by 50 foot loading space which the Chicago Zoning Ordinance would require in connection with the proposed addition. In accordance with Section 17-13-0903 of the Chicago Zoning Ordinance, the Zoning Administrator of the City's Department of Planning and Development ("Department") recommended approval of the proposed special use provided the special use was issued solely to the Applicant and the development was consistent with the design and layout of the plans and drawings dated January 3, 2018, prepared by Vari Architects, Ltd.

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

## II. PUBLIC HEARING

### A. The Hearing

The ZONING BOARD OF APPEALS held a public hearing on the Applicant's special use and variation applications at its regular meeting held on July 20, 2018, after due notice thereof as provided under Section 17-13-0107-B of the Chicago Zoning Ordinance and by publication in the *Chicago Sun-Time*, and as continued without further notice pursuant to Section 17-13-0108-A of the Chicago Zoning Ordinance. In accordance with the ZONING BOARD OF APPEALS' Rules of Procedure, the Applicant had submitted its proposed Findings of Fact. The Applicant's attorney Mr. Mark Kupiec was present. The Applicant's project manager Mr. Mao Mei, architect Mr. Ronald Barry, hotel consultant Mr. Theodore Mandigo, traffic consultant Mr. Luay Aboona, and MAI certified real estate appraiser Mr. Joseph M. Ryan were also present. Mr. Yman Vien, president of the Chinese Consolidated Benevolent Association, also was present to testify in support of the Applicant. Testifying in opposition to the applications were Ms. Marie Yuen of 501 West 24<sup>th</sup> Place, and Mr. George Blakemore (collectively, the "Objectors"). With the exception of Mr. Blakemore's testimony, the statements and testimony given during the public hearing were given in accordance with the ZONING BOARD OF APPEALS' Rules of Procedure.

The Applicant first presented the testimony of its project manager Mr. Mao Mei. Mr. Mei first testified as to the existing condition of the subject property as well as the proposed addition. He then testified that: (1) the hotel would be a limited-service hotel with (a) laundry done on-site and (b) deliveries made in smaller trucks; (2) a private company would manage the hotel; and, in response to a question from the ZONING BOARD OF APPEALS, (3) the Applicant was discussing the affiliation and branding of the hotel with the Marriott chain.

The Applicant next presented the expert testimony of its project architect Mr. Ronald Barry. Mr. Barry first testified as to the subject property and its surrounding environs (i.e., its location on the Wentworth Avenue strip of small businesses like shops and restaurants and proximity to both the CTA's Cermak red line station and the Stevenson expressway). He then testified that: (1) preserving the existing commercial building and parking structure while adding the proposed addition would cause practical difficulties to add a larger, longer loading space given the subject property's unique circumstance (i.e., preserving the existing structure on the subject property); (2) the proposed addition would be set back from the front property line on Wentworth Avenue by approximately 60 feet, which setback would better respect the existing buildings on Wentworth Avenue; (3) the proposed special use would comply with all applicable standards of the Chicago Zoning Ordinance; (4) the front door of the hotel would be at-grade on Wentworth; (5) the two drop off spaces planned on Wentworth in front of the subject property would promote pedestrian safety and comfort; (6) the proposed addition will not necessitate the longer loading space required by the Chicago Zoning Ordinance because the hotel will be limited-service, with laundry on-site and small truck deliveries that the existing loading space can accommodate; and (7) the requested variation will not (a) alter the essential

character of the neighborhood, (b) be detrimental to the public welfare, or (c) be injurious to other property in the neighborhood.

The Applicant next presented the expert testimony of its hotel consultant Mr. Theodore Mandigo. Mr. Mandigo testified that: (1) the special use for a hotel at the subject property was in the interest of public convenience because of the demand for hotel rooms in the area (noting the expansion of travel coming out of China, how close the subject property is to McCormick Place and how affiliation with a hotel chain like Marriott will bring access to a reservation and referral system); and (2) the special use for a hotel at the subject property would have a beneficial effect for restaurants in Chinatown.

The Applicant next presented the expert testimony of its traffic consultant Mr. Luay Aboona. Mr. Aboona testified that: (1) he conducted a traffic impact study for the special use for the hotel; (2) in his opinion a special use for the hotel was compatible with the character of the surrounding area in terms of traffic generation; (3) the existing 10 by 25 foot loading space would be adequate for the subject property given that the hotel would be limited service with laundry on the premises; and (4) the requested variation would not substantially increase congestion in the public streets.

The Applicant next presented the expert testimony of its MAI certified real estate appraiser Mr. Joseph M. Ryan. Mr. Ryan testified that: (1) a special use for a hotel at the subject property would not have a significant adverse impact on the general welfare of the neighborhood or the community because two other hotels recently introduced in the neighborhood had not had any such impact, evidencing a demand for hotels; (2) the requested variation to excuse the required longer loading space would not be detrimental to the public welfare; (3) the variation would not be injurious to other property in the neighborhood because the use of smaller delivery trucks would relieve traffic congestion; and (3) the variation would not substantially diminish or impair property values in the neighborhood because the other two recently opened hotels had not done so.

The Applicant then presented the testimony of Mr. Yman Vien, president of the Chinese Consolidated Benevolent Association (the "Association"). Mr. Vien testified that the proposed special use would be in the interest of the public convenience for the many member organizations of the Association, which often hosts meetings and events that draw national and international visitors, including and especially from China. He testified that some of these visitors do not speak English but only Chinese which makes staying in Chinatown much less of a problem for them (as compared to downtown and other neighborhoods).

Finally the Applicant presented brief additional testimony from Mr. Mao, who testified that: (1) the Applicant received and submitted nine letters of support for its project; and (2) close to 90 people attended the community meeting the Applicant hosted regarding its project.

Ms. Yuen then testified in objection. Ms. Yuen spoke to several topics, but the one most relevant to the Applicant's proposed special use was whether Chinatown is oversaturated with hotels, especially in light of the two others which had recently opened there. Commissioner Toia of the ZONING BOARD OF APPEALS discussed this topic with Ms. Yuen at length. After Ms. Yuen's testimony the ZONING BOARD OF APPEALS requested that the Applicant respond to concerns about saturation (i.e., whether too much of a certain use was detrimental to the welfare of the community) and traffic.

In response to Ms. Yuen's objection, the Applicant presented additional testimony from its hotel consultant Mr. Mandigo. Mr. Mandigo testified that: (1) the area had the ability to absorb additional hotel rooms without challenge given the current level of growth in tourism, convention activity and business activity in the downtown market area; (2) an affiliated, branded hotel (versus an independent hotel) would bring additional convenience, especially for international visitors, for example with respect to reservations and referrals; and (3) the design of the hotel was prototypical for the Marriott chain and addressed the needs of the market (based on analysis and customer research) very well.

The hearing concluded with Mr. Blakemore's objecting testimony, which was not relevant.

#### B. Criteria for a Special Use

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

#### C. Criteria for a Variation

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

Pursuant to Section 17-13-1107-B of the Chicago Zoning Ordinance, in order to determine that practical difficulties or particular hardships exist, the ZONING BOARD OF APPEALS must find evidence of each of the following: (1) the property in question

cannot yield a reasonable return if permitted to be used only in accordance with the standards of the Chicago Zoning Ordinance; (2) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and (3) the variation, if granted, will not alter the essential character of the neighborhood.

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

### III. FINDINGS OF FACT

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

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

The subject property is zoned C1-3 commercial. A hotel is a special use in any business or commercial district, requiring that the ZONING BOARD OF APPEALS grant a special use. As the ZONING BOARD OF APPEALS has decided to grant a special use to the Applicant, the Applicant's proposed special use complies with all applicable standards of the Chicago Zoning Ordinance.

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

As Mr. Vien very credibly testified, the proposed hotel special use would be in the interest of the public convenience for the many member organizations of the

Association, which often host meetings and events that draw national and international visitors, including and especially from China. As he testified, some of these visitors do not speak English but only Chinese which makes staying in Chinatown much less of a problem for them (as compared to downtown and other neighborhoods). Additionally, as Mr. Mandigo very credibly testified: (1) the special use for a hotel at the subject property is in the interest of public convenience because of the demand for hotel rooms in the area (noting the expansion of travel coming out of China, how close the subject property is to McCormick Place and how affiliation with a hotel chain like Marriott will bring access to a reservation and referral system).

Further, as Mr. Ryan very credibly testified, the proposed special use will not have a significant adverse impact on the general welfare of the neighborhood as two other hotels had been introduced into Chinatown with no negative impact. Moreover, as Mr. Mandigo also very credibly testified, the special use for a hotel at the subject property would have a beneficial effect for restaurants in Chinatown.

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

As Mr. Barry very credibly testified, the proposed addition would be set back from the front property line on Wentworth Avenue by approximately 60 feet, which setback would better respect the existing buildings on Wentworth Avenue.

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

As Mr. Mei very credibly testified, deliveries will be made to the hotel in smaller trucks because it will be a limited-service hotel with laundry cleaned on-site. As Mr. Aboona very credibly testified, in his opinion a special use for the hotel is compatible with the character of the surrounding area in terms of traffic generation.

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

As Mr. Barry very credibly testified, the two drop off spaces for the hotel planned on Wentworth in front of the subject property would promote pedestrian safety and comfort.

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

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

As Mr. Barry very credibly testified, the existing commercial building and parking structure on the subject property creates practical difficulties with respect to the Chicago Zoning Ordinance's regulation that that the Applicant provide a 10 foot by 50 foot loading space. As set forth in the Applicant's proposed Findings of Fact, strict compliance with the regulations and standards of the Chicago Zoning Ordinance would require the Applicant to demolish the existing commercial building and parking structure on the subject property.

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

The requested variation: (1) maintains economically vibrant as well as attractive business and commercial areas pursuant to Section 17-1-0504 of the Chicago Zoning Ordinance; (2) allows for orderly and compatible land use and development patterns pursuant to Section 17-1-0508 of the Chicago Zoning Ordinance; and (3) promotes rehabilitation and reuse of older buildings pursuant to 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 applications for a variation pursuant to Section 17-13-1107-B of the Chicago Zoning Ordinance:

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

As noted above, if the Applicant were permitted to use the subject property only in accordance with the standards of the Chicago Zoning Ordinance, the Applicant would have to demolish the existing commercial building and parking structure on the subject property. This would obviously interfere with the subject property's ability to yield a reasonable return, especially as the existing commercial building and parking structure on the subject property already has a loading space that will adequately suit the needs of the hotel.

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

As Mr. Barry very credibly testified, the practical difficulties of the subject property are created by the preservation of the existing commercial building and

parking structure. These are unique circumstances and are not generally applicable to other commercial property.

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

As Mr. Aboona very credibly testified, the existing loading space at the subject property is more than adequate to suit the needs of the hotel. Therefore, the variation will not alter the essential character of the neighborhood in anyway with respect to traffic congestion. Moreover, as the variation means the existing two story commercial building and parking structure will remain as-is on the subject property, there will be no external changes to the subject property with respect to this variation.

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.*

The particular topographical condition of the subject property – that is to say the existing commercial building and parking structure – results in particular hardship upon the subject property. As Mr. Barry very credibly testified, making a Chicago Zoning Ordinance compliant loading space within the existing building would be very difficult. In fact, as set forth in the Applicant's proposed Findings of Fact, if the Applicant had to provide a Chicago Zoning Ordinance compliant loading space on the subject property, the Applicant would need to demolish the existing commercial building and parking structure. This would result in particular hardship on the Applicant as distinguished from a mere inconvenience.

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

The existing commercial building and parking structure are conditions that would not be applicable, generally, to other property within the C3-2 zoning classification.

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

As set forth in the Applicant's proposed Findings of Fact, the purpose of the variation is not based exclusively upon a desire to make more money out of the subject property but is instead driven by the Applicant's desire to preserve the existing commercial building and parking structure. As testified to by Mr. Barry, the existing commercial building and parking structure fits very well with the character of Wentworth Avenue at this location.

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 existing commercial building and parking structure on 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.*

Since the proposed variation only affects the internal configuration of the existing commercial building and parking structure, the granting of the variation will not be injurious to other property or improvements in the neighborhood. Further, as Mr. Aboona very credibly testified, the lack of a larger loading space on the subject property will not be detrimental to the public welfare because the Applicant's existing loading space is more than adequate for the Applicant's needs.

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.*

As noted above, since the variation only affects the internal configuration of the existing commercial building and parking structure, the variation will not impair an adequate supply of light and air to adjacent properties. As very credibly testified to by Mr. Aboona, the proposed variation will not substantially increase congestion in the public streets. Further, since the variation means that the existing loading space will remain, the variation will not increase the danger of fire, endanger the public safety or substantially diminish or impair property values within the neighborhood.

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

The ZONING BOARD OF APPEALS hereby approves the Applicant's application for a special use, and pursuant to the authority granted to the ZONING BOARD OF APPEALS by Section 17-13-906 of the Chicago Zoning Ordinance, the Zoning Administrator is authorized to permit said special use, provided that:

1. The special use is issued solely to the Applicant; and
2. The development is consistent with the design and layout of the plans and drawings dated January 3, 2018, prepared by Vari Architects, Ltd.

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:** 75<sup>TH</sup> State Food, Inc.

**CAL NO.:** 283-18-S

**APPEARANCE FOR:** Gary Wigoda

**MINUTES OF MEETING:**

July 20, 2018

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 7453 S. State Street

**NATURE OF REQUEST:** Application for a special use to replace an existing service station building with a one-story building with retail space.

**ACTION OF BOARD-**

**Continued to September 21, 2018 at 9:00 a.m.**

**THE VOTE**

BLAKE SERCYE  
SHAINA DOAR  
SOL FLORES  
SAM TOIA  
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
		X

AUG 20 2018

CITY OF CHICAGO  
ZONING BOARD OF APPEALS

**APPROVED AS TO SUBSTANCE**

**CHAIRMAN**

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

APPLICANT: 75<sup>TH</sup> State Food, Inc.

CAL NO.: 284-18-S

APPEARANCE FOR: Gary Wigoda

MINUTES OF MEETING:  
July 20, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 7453 S. State Street

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

ACTION OF BOARD-  
Continued to September 21, 2018 at 9:00 a.m.

THE VOTE

BLAKE SERCYE  
SHAINA DOAR  
SOL FLORES  
SAM TOIA  
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
		X

AUG 20 2018

CITY OF CHICAGO  
ZONING BOARD OF APPEALS

APPROVED AS TO SUBSTANCE

  
CHAIRMAN

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

APPLICANT: Environs Investor Holdings, LLC

CAL NO.: 293-18-Z

APPEARANCE FOR: Sara Barnes

MINUTES OF MEETING:  
July 20, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1820 N. Cleveland Avenue

NATURE OF REQUEST: Application for a variation to reduce the north setback from the required 2' to 0.5' (south to be 2.41') combined side setback from 4.8' to 2.91' for a proposed three-story, single family residence with rooftop enclosure, rear open deck and attached two car garage with roof deck.

**ACTION OF BOARD-  
VARIATION GRANTED**

**THE VOTE**

**AUG 20 2018**  
CITY OF CHICAGO  
ZONING BOARD OF APPEALS

BLAKE SERCYE  
SHAINA DOAR  
SOL FLORES  
SAM TOIA  
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
		X

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held June 15, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on June 1, 2018; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the north setback to 0.5' (south to be 2.41') combined side setback to 2.91' for a proposed three-story, single family residence with rooftop enclosure, rear open deck and attached two car garage with roof deck; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

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