

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

APPLICANT: Sandra Plasencia Casanova

CAL NO.: 522-16-S

APPEARANCE FOR: Thomas Moore

MINUTES OF MEETING:
November 18, 2016

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2417 W. Lawrence Avenue

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

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE



DEC 19 2016

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 18, 2016 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on November 3, 2016 ; and

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

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

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

APPROVED AS TO SUBSTANCE

SECRETARY

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

APPLICANT: 1831 S. Racine Investors, LLC **CAL NO.:** 523-16-S
APPEARANCE FOR: Rolando Acosta **MINUTES OF MEETING:**
November 18, 2016
APPEARANCE AGAINST: None
PREMISES AFFECTED: 1829-31 S. Racine Avenue

NATURE OF REQUEST: Application for a special use to establish residential use below the second floor of an existing three-story community center to be converted to ten dwelling units with off-site parking.

ACTION OF BOARD-
APPLICATION APPROVED



THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 18, 2016 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on November 3, 2016 ; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed Findings of Fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish residential use below the second floor of an existing three-story community center that shall be converted to ten dwelling units with off-site parking located at 1166 W. 19th Street; the additional special use and companion variation was granted in Cal. No. 524-16-S and 525-16-Z; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The development is consistent with the design and layout of the site plan and the floor plans dated December 11, 2015, prepared by DJC and Associates, LLC. That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

BY: [Signature] SECRETARY

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

APPLICANT: 1831 S. Racine Investors, LLC

CAL NO.: 524-16-S

APPEARANCE FOR: Rolando Acosta

MINUTES OF MEETING:
November 18, 2016

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1166 W. 19th Street (rear)

NATURE OF REQUEST: Application for a special use to establish an off-site parking lot with thirteen parking spaces to serve a proposed residential building located at 1829-31 S. Racine Avenue

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

DEC 19 2016

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
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X		

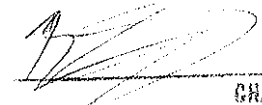
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 18, 2016 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on November 3, 2016 ; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed Findings 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 an off-site parking lot with thirteen parking spaces to serve a proposed residential building located at 1829-31 S. Racine Avenue; an additional variation was also granted to the subject site in Cal. No. 525-16-Z; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The development is consistent with the design and layout of the landscape plan dated Decemher 11, 2015, with landscape updates approved on November 14, 2016, prepared by DJC and Associates, LLC. That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: 1831 S. Racine Investors, LLC **CAL NO.:** 525-16-Z
APPEARANCE FOR: Rolando Acosta **MINUTES OF MEETING:**
November 18, 2016
APPEARANCE AGAINST: None
PREMISES AFFECTED: 1166 W. 19th Street (rear)

NATURE OF REQUEST: Application for a variation to reduce the east setback from the required 2.66' to zero for an off-site parking lot with 13 spaces to serve the proposed ten dwelling unit building located at 1829-31 S. Racine.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

DEC 19 2016

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		


THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 18, 2016 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on November 3, 2016, ; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed Findings 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 for an off-site parking lot with 13 spaces to serve the proposed ten dwelling unit building located at 1829-31 S. Racine; a special use was also granted to the subject site in Cal. No. 524-16-S; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that the aforesaid variation request be and it hereby is granted subject to the following condition(s): The development is consistent with the design and layout of the landscape plan dated December 11, 2015, with landscape updates approved on November 14, 2016, prepared by DJC and Associates, LLC.

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

APPROVED AS TO ACCURACY

Chairman

**ZONING BOARD OF APPEALS
CITY OF CHICAGO**

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



DEC 19 2016
CITY OF CHICAGO
ZONING BOARD OF APPEALS

Patrick McGarrity
APPLICANT

526-16-Z & 527-16-Z
CALENDAR NUMBERS

2761 W. Wilson Ave.
PREMISES AFFECTED

November 18, 2016
HEARING DATE

Andrew Scott
APPEARANCE FOR APPLICANT

Donna Prestel
OBJECTOR

NATURE OF REQUESTS

Application for a variation to reduce the minimum east side setback from the required 4' to 3.01'; the west side setback from 4.0' to 2.00'; the combined side setback from 9' to 6'; and the rear setback from 31.89' to 24.4' for a proposed second floor addition on an existing two-story single-family residence with an existing one car attached garage.

Application for a variation to increase the maximum floor area ratio from 0.65 to no more than 0.75 for a proposed second floor addition to an existing two-story single-family residence with an existing one car attached garage.

ACTION OF BOARD

THE VOTE

The applications for the variations are approved.

	APPROVE	DENY	ABSENT
Blake Sercye, Chairmain	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sol Flores	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sheila O'Grady	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sam Toia	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Amanda Williams	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

THE RESOLUTION OF THE BOARD

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals ("Board") at its regular meeting held on November 18, 2016, after due notice thereof as provided under Section 17-13-0107-B of the Chicago Zoning Ordinance ("Zoning Ordinance") and by publication in the *Chicago Sun-Times*; and

WHEREAS, Mr. Andrew Scott, counsel for the Applicant, explained the history of the subject property and the underlying nature of the relief sought; that due to irregular platting of the area, the subject property is an irregularly shaped lot of approximately 3361 square feet; that the subject property is currently located in a RS-2 zoning district

APPROVED AS TO SUBSTANCE

[Handwritten Signature]
CHAIRMAN

and is improved with a 2000 square foot single-family home; that the Applicant proposes an 575 square foot addition that would allow the Applicant to consolidate many of his children's bedrooms on said second floor addition; and

WHEREAS, Mrs. Camille McGarrity testified on behalf of the Applicant; that she is the Applicant's wife and is – along with the Applicant – owner of the subject property; that she resides in the single-family home at the subject property (“Home”) with the Applicant and their three (3) children; that after the proposed addition, she and her husband will still reside at the subject property; that the Home is currently configured to have a bedroom on the second floor, two bedrooms on the first floor and one bedroom in the basement; that her youngest daughter is deaf; that the proposed addition will allow the Applicant to consolidate all the Home's bedrooms on the second floor so that she and the Applicant can be close to their youngest daughter; that her daughter has a bed shaker (which detects sounds and then shakes the bed); that currently, her daughter's bedroom is not on the same floor as her own bedroom and she and the Applicant must rely on the bed shaker to alert their daughter; that they are concerned that the bed shaker will fall off the bed; that after the proposed addition, she and the Applicant will have a hard-wired system to their daughter's bed; that the purpose of the requested variations is not to make more money out of the subject property but is instead about providing a safe living environment for her family; that if the Applicant had to build in strict conformity with this Zoning Ordinance, the return on the House would be diminished; that this diminished return would not be a monetary diminishment but instead a lifestyle, safety and livability diminishment of the Home; that she has lived in the Home for sixteen (16) years; and

WHEREAS, Mr. David Schroeder, of Schroeder Architects, testified on behalf of the Applicant; that he is a licensed architect in the State of the Illinois and has been since 2004; that he is very familiar with the subject property and its surrounding neighborhood because he lives just behind the Home; that he works from a home office; that the surrounding area is a very strong residential area with not much commercial; that most of the buildings are single-family homes, from one to two stories; that this stretch of Wilson is a historic district with Chicago-style bungalows; that due to the subject property's proximity to the Chicago River, the lot is a 113' x 20' and is irregularly-shaped; that typical City lots are 125' x 25'; that the proposed addition will line up with the existing facades of the Home; that the proposed addition is pushed back as far from the street as possible, partially to allow for decent-sized bedrooms but partially so that the House maintains its historic character; that by keeping the roofline of the addition relatively low, the addition will not be visible from the street; that with respect to hardship, there is a strong desire to adhere to the guidelines of the Historic Chicago Bungalow Association; that it is also very important to maintain the character of the neighborhood, particularly in light of the fact that the neighborhood is on the Register of Historic Places; that the fact that the subject property is 11' shorter than a typical City lot is also a challenge; that all of the bungalows on this block – including the Home – are nonconforming with respect to the rear yard and side yard setbacks; that if he had to design strictly in accordance with this Zoning Ordinance, the result would be smaller bedrooms that would not achieve the purposes of the McGarritys; that further, strict compliance would result in the construction of new load-bearing walls, which would be difficult to execute and would

result in an irregular design for the addition that would detract from the character of the neighborhood; that the McGarritys had no role in creating any of the aforementioned hardships; that it is very atypical to see all of the aforementioned hardships in a RS-2 zoning district; and

WHREAS, Mr. Schroeder further testified that the proposed addition will maintain an adequate supply of light and air to both adjacent neighbors; that the neighbor next west will have no impact on its light and air from the proposed addition; that the proposed addition will not have much impact on the light or air to the neighbor next east because the proposed addition does not extend as far back as the neighbor next east's home; that any part of the lot and home next east that is currently in shadow is not going to be changed; that the proposed addition will not make any larger shadows that would impact the home next east; that the proposed addition will be built in accordance with the existing side yard setbacks and so the proposed addition will not encroach any further on the existing buildings to the west and east of the subject property; that the proposed addition will be done in accordance with all codes so there is not any additional fire dangers; that the proposed variations will enhance the public welfare by maintaining the strong residential and historical character of the neighborhood; that therefore, the proposed variations will enhance the subject property and will have a positive impact on surrounding property; that the proposed variations are very consistent with conditions of the neighborhood; that he has thoughtfully undertaken the design of the proposed addition so that it will not have any negative impact on surrounding property values and, if anything, will enhance surrounding property values; and

WHEREAS, Ms. Donna Prestel, of 2757 W. Wilson, testified in opposition to the application; that while she has no problem with the Applicant putting on a second story addition so the children's bedrooms may be moved upstairs, the Applicant needed to keep the addition within strict compliance of this Zoning Ordinance; that all the lots are irregular so the subject property is not unique to the area; that the Applicant and his family are very disrespectful; that the Applicant and his family cannot control their water flow and have not installed a new sewer line; that she has a Ph.D in geology; that the Applicant and his family harassed her deceased mother; that she has submitted to the City's Department of Buildings ("Buildings") many things the Applicant has done to the Home without permits; that no inspectors from Buildings were ever sent out to inspect the Home; and

WHEREAS, in response to questions from the Board, Ms. Prestel further testified that the Applicant had not moved the Home's foundation wall; that she wants relief from the Applicant's harassment; and

WHEREAS, the Board stated that according to Mr. Schroeder's testimony, the Applicant would be building straight upon the Home's existing side walls; and

WHEREAS, Mr. Schroeder further testified that Ms. Prestel's home extended further back than the planned addition to the Home and therefore the addition would not affect her south-facing windows; that since the Home is west of Ms. Prestel's home, the

proposed addition may potentially decrease some of the late afternoon sun; that however, all of Ms. Prestel's west-facing windows would never receive direct sunlight; that he has not done a shadow study but he does have familiarity with the area; that when looking out the windows of the proposed addition to the Home, one would not be able to see into any of Ms. Prestel's windows; and

WHEREAS, Section 17-13-1101-A of the Chicago Zoning Ordinance grants the Zoning Board of Appeals authority to grant a variation to increase the maximum floor area ratio for a detached house in a RS-2 zoning district by no more than 0.75; and

WHEREAS, Section 17-13-1101-B of the Chicago Zoning Ordinance grants the Zoning Board of Appeals authority to grant a variation to permit the reduction of any setback; now, therefore,

THE ZONING BOARD OF APPEALS having fully heard the testimony and arguments of the parties and as the decision of the Zoning Board of Appeals to approve a variation application must be based solely on the approval criteria enumerated in Section 17-13-1107-A, B and C of the Chicago Zoning Ordinance, and the Board being fully advised, hereby makes the following findings with reference to the Applicant's applications for variations:

1. The Board finds pursuant to Section 17-13-1107-A that the Applicant has proved his case by testimony and other evidence that strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property due to the existing nonconforming nature of the historic Home on the subject property. Further, the requested variations are consistent with the stated purpose and intent of this Zoning Ordinance.

2. The Board finds pursuant to Section 17-13-1107-B that the Applicant has proved his case by testimony and other evidence that: (1) the subject property cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance because while the Applicant is not attempting to make any money off of the subject property, the Applicant would like to improve his family's safety and lifestyle and that cannot be done without the proposed variations; (2) the practical difficulty or particular hardships is due to the unique circumstance of the nonconforming nature of the existing historic Home on the subject property; and (3) the variations, if granted, will not alter the essential character of the neighborhood as very credibly testified to by Mr. Schroeder.

3. The Board, in making its determination pursuant to 17-13-1107-C that a practical difficulty or particular hardship did exist, took into account that evidence was presented that: (1) the particular topographical condition of the specific property involved – namely, the nonconforming nature of the existing historic Home on the subject property – would result in particular hardship upon the Applicant if the strict letter of the regulations were carried out; (2) the nonconforming nature of the existing historic Home is not applicable, generally, to other property in the RS-2 zoning district; (3) the purpose of the

variations are not based exclusively upon a desire to make more money out of the property as the Applicant and his family intend to continue living in the Home; (4) the nonconforming nature of the historic Home has not been created by any person having an interest in the subject property; (5) the granting of the variations will not be detrimental to public welfare or injurious to other property as very credibly testified to by Mr. Schroeder; and (6) the proposed variations 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 very credibly testified to by Mr. Schroeder.

RESOLVED, the Board finds that the Applicant has sufficiently established by testimony and other evidence covering the specific criteria for a variation to be granted pursuant to Sections 17-13-1107- A, B and C of the Chicago Zoning Ordinance.

RESOLVED, the aforesaid variation applications are hereby approved, and the Zoning Administrator is authorized to permit said variations.

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

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

APPLICANT: Suburban Bank and Trust # 74-4006

CAL NO.: 528-16-Z

APPEARANCE FOR: Paul Montes

MINUTES OF MEETING:
November 18, 2016

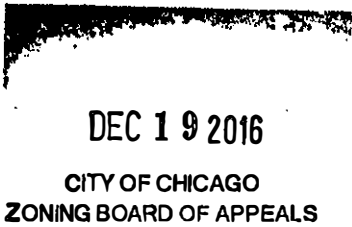
APPEARANCE AGAINST: None

PREMISES AFFECTED: 11753 S. Vincennes Avenue

NATURE OF REQUEST: Application for a variation to reduce the south setback from the required 4' to 2.28', north setback from 4' to 3.9', the combined side setback combination from 8' to 6.18' for a proposed second floor addition and a rear one-story addition to the existing single family residence. An open stair to the first floor and open stair to the basement on the north side will also be erected.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE



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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 18, 2016 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on November 3, 2016 ; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed Findings 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 from the required 4' to 2.28', north setback from 4' to 3.9', the combined side setback combination from 8' to 6.18' for a proposed second floor addition and a rear one-story addition to the existing single family residence. An open stair to the first floor and open stair to the basement on the north side will also be erected; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE
[Signature]
CHAIRMAN

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

APPLICANT: 2417 Burling, LLC

CAL NO.: 529-16-Z

APPEARANCE FOR:

MINUTES OF MEETING:
November 18, 2016

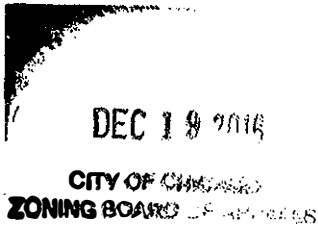
APPEARANCE AGAINST:

PREMISES AFFECTED: 2417 N. Burling Street

NATURE OF REQUEST:

ACTION OF BOARD-
CASE CONTINUED TO DECEMBER 16, 2016

THE VOTE



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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

APPROVED AS TO CONTENT

CHAIRMAN

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

APPLICANT: Magdalena Flores

CAL NO.: 530-16-S

APPEARANCE FOR:

MINUTES OF MEETING:
November 18, 2016

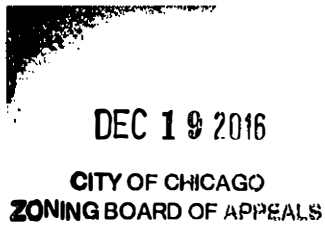
APPEARANCE AGAINST:

PREMISES AFFECTED: 6409 S. Kedzie Avenue

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

ACTION OF BOARD-
CASE CONTINUED TO DECEMBER 16, 2016

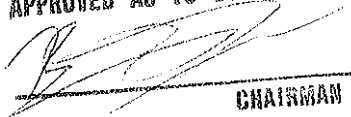
THE VOTE



DEC 19 2016
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Conquest Real Estate Investment Corporation **CAL NO.:** 531-16-Z

APPEARANCE FOR: Mark Kupiec **MINUTES OF MEETING:**
November 18, 2016

APPEARANCE AGAINST: None

PREMISES AFFECTED: 7642-44 S. Essex Avenue

NATURE OF REQUEST: Application for a variation to reduce the required minimum lot area per unit from the required 8,000 square feet to 7,476.6 square feet which is not more that 90% of the required minimum lot area for an existing six dwelling unit building to be converted to a an eight dwelling unit building.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE



DEC 19 2016

CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
		X
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 18, 2016 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on November 3, 2016 ; and

WHEREAS, the Zoning Board of Appeals, having reviewed the Proposed Finding of Facts and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the required minimum lot area per unit to 7,476.6 square feet which is not more that 90% of the required minimum lot area for an existing six dwelling unit building to be converted to a an eight dwelling unit building; an additional variation was also granted to the subject site in Cal. No. 532-16-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 CONTENT
[Signature]
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ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Conquest Real Estate Investment Corporation

CAL NO.: 532-16-Z

APPEARANCE FOR: Mark Kupiec

MINUTES OF MEETING:
November 18, 2016

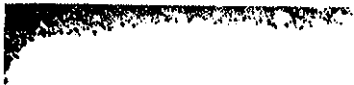
APPEARANCE AGAINST: None

PREMISES AFFECTED: 7642-44 S. Essex Avenue

NATURE OF REQUEST: Application for a variation to reduce the required on-site parking spaces from eight to seven for an existing six dwelling unit building being converted to an eight dwelling unit building.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE



DEC 19 2016

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
		X
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 18, 2016 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on November 3, 2016 ; and

WHEREAS, the Zoning Board of Appeals, having reviewed the Proposed Finding of Facts 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 on-site parking spaces from eight to seven for an existing six dwelling unit building being converted to an eight dwelling unit building; an additional variation was also granted to the subject site in Cal. No. 531-16-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: Benjamin Daverman

CAL NO.: 533-16-Z

APPEARANCE FOR: John Pikarski

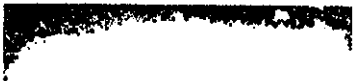
MINUTES OF MEETING:
November 18, 2016

APPEARANCE AGAINST: George Blakemore

PREMISES AFFECTED: 2134 N. Clifton Avenue

NATURE OF REQUEST: Application for a variation to reduce the rear yard setback from the required 34.68' to 26.0', the north setback from 2.0' to 1.83' (south to be 2.0'); side yard setback combination from 5.0' to 3.83' for an open stairway to access a garage roof deck on the existing detached garage.

**ACTION OF BOARD-
VARIATION GRANTED**



THE VOTE

DEC 19 2016
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 18, 2016 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on November 3, 2016 ; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed Finding of Facts and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; George Blakemore testified in opposition to the application for variation; the applicant shall be permitted to reduce the rear yard setback to 26.0', the north setback to 1.83' (south to be 2.0'); side yard setback combination to 3.83' for an open stairway to access a garage roof deck on the existing detached 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 TO TO

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

APPLICANT: Jason Nagel

CAL NO.: 534-16-Z

APPEARANCE FOR: John Pikarski

MINUTES OF MEETING:
November 18, 2016

APPEARANCE AGAINST: None

PREMISES AFFECTED: 4107-09 N. Kenneth Avenue

NATURE OF REQUEST: Application for a variation to reduce the north setback from the required 4' to 3.56' (south to be 8.75') for the existing home for the subdivision of one zoning lot into two zoning lots.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE



DEC 19 2016

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 18, 2016 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on November 3, 2016 ; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of facts and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the north setback to 3.56' (south to be 8.75') for the existing home for the subdivision of one zoning lot into two zoning lots; 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: Frances Simmons- Ellis DBA WB Natural Hair Therapy **CAL NO.:** 535-16-S

APPEARANCE FOR: Same as Applicant

MINUTES OF MEETING:
November 18, 2016

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3443 W. Chicago Avenue

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

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE



DEC 19 2016

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 18, 2016 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on November 3, 2016 ; and

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

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

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

APPROVED AS TO ACCURACY

CHAIRMAN

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

APPLICANT: Menard 6300 Donuts Inc.

CAL NO.: 536-16-S

APPEARANCE FOR: Talar Berberian

MINUTES OF MEETING:
November 18, 2016

APPEARANCE AGAINST: None

PREMISES AFFECTED: 5751-59 W. 63rd Street

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

ACTION OF BOARD-
APPLICATION APPROVED



DEC 19 2016

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
RECUSED		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 18, 2016 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on November 3, 2016; and

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

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The development is consistent with the design and layout of the landscape plan dated October 13, 2016, prepared by MRV Architects, Inc.

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

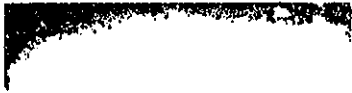
ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Silviu Nistor **CAL NO.:** 537-16-Z
APPEARANCE FOR: Same as applicant **MINUTES OF MEETING:**
November 18, 2016
APPEARANCE AGAINST: None
PREMISES AFFECTED: 6428 N. Claremont Avenue

NATURE OF REQUEST: Application for a variation to reduce the minimum lot area from the required 4,000 square feet to 3,984.64 square feet which would permit the use of the lot for four dwelling units for the existing three story, three dwelling unit building being converted to a three-story, four dwelling unit building.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE



DEC 19 2016
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 18, 2016 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on November 3, 2016 ; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the minimum lot area to 3,984.64 square feet which would permit the use of the lot for four dwelling units for the existing three story, three dwelling unit building being converted to a three-story, four 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 BY THE BOARD
 CHICAGO

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

APPLICANT: Michael Barrett

CAL NO.: 538-16-Z

APPEARANCE FOR: John Pikarski

MINUTES OF MEETING:
November 18, 2016

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2621 N. Dayton Street

NATURE OF REQUEST: Application for a variation to reduce the rear setback from the required 34'-9" to 22'-2", the south setback from 2' to zero (north setback to be 21'-8") for an open stair/ bridge to access a proposed garage roof top deck which shall also contain the relocated rear yard open space.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

DEC 19 2016

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

THE RESOLUTION:


WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 18, 2016 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on November 3, 2016 ; and

WHEREAS, the Zoning Board of Appeals, have reviewed the proposed finding of facts and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the rear setback to 22'-2", the south setback to zero (north setback to be 21'-8") for an open stair/ bridge to access a proposed garage roof top deck which shall also contain the relocated rear yard open space; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE


 CHAIRMAN

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

APPLICANT: Joseph McBreen

CAL NO.: 539-16-Z

APPEARANCE FOR: John Pikarski

MINUTES OF MEETING:
November 18, 2016

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2155 W. Farragut Avenue

NATURE OF REQUEST: Application for a variation to reduce the rear setback from the required 34.97' to 2.58', the east setback from 2.0' to zero, (west will be 2.5'), the combined side setback from 5' to 2.5' for an open stair to access a garage roofdeck on the existing two-car garage.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

DEC 19 2016

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		


THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 18, 2016 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on November 3, 2016 ; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the rear setback to 2.58', the east setback to zero, (west will be 2.5'), the combined side setback to 2.5' for an open stair to access a garage roof deck on the existing two-car garage; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO CONTENTS

CHIEF CLERK

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

APPLICANT: Joseph Mc Breen

CAL NO.: 540-16-Z

APPEARANCE FOR: John Pikarski

MINUTES OF MEETING:
November 18, 2016

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2159 W. Farragut Avenue

NATURE OF REQUEST: Application for a variation to reduce the rear setback from the required 34.97' to 2.58', east setback from 2' to zero (west will be 2.0'), combined side setback from 5' to 2' for an open stair to access a proposed roof top deck to be located on an existing garage.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

DEC 19 2016

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

THE RESOLUTION:

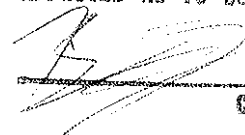
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 18, 2016 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on November 3, 2016 ; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the rear setback to 2.58', east setback to zero (west will be 2.0'), combined side setback to 2' for an open stair to access a proposed roof top deck to be located on an existing 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: Craig Castelli

CAL NO.: 541-16-Z

APPEARANCE FOR: Alfred Quijano

MINUTES OF MEETING:
November 18, 2016

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1914 W. Huron Street

NATURE OF REQUEST: Application for a variation to reduce the rear setback from the required 34.44' to 24.96' for an open stair to access a proposed rooftop deck to be located on the existing garage.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

DEC 19 2016

CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 18, 2016 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on November 3, 2016; and

WHEREAS, the Zoning Board of Appeals, 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 24.96' for an open stair to access a proposed rooftop deck to be located on the existing 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
[Signature]
SECRETARY

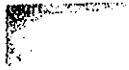
ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: 3753 N Greenview, LLC **CAL NO.:** 542-16-Z
APPEARANCE FOR: Sara Barnes **MINUTES OF MEETING:**
November 18, 2016
APPEARANCE AGAINST: None
PREMISES AFFECTED: 3753 N. Greenview Avenue

NATURE OF REQUEST: Application for a variation to reduce the rear setback from the required 34.33' to 2.0' for an open stair and landing to access a roof deck on the existing garage.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE



DEC 19 2016
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
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X		

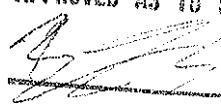
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 18, 2016 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on November 3, 2016 ; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of facts and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the rear setback to 2.0' for an open stair and landing to access a roof deck on the existing 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: 1318 W Nelson, LLC

CAL NO.: 543-16-Z

APPEARANCE FOR: Sara Barnes

MINUTES OF MEETING:
November 18, 2016

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1318 W. Nelson Avenue

NATURE OF REQUEST: Application for a variation to reduce the rear setback from the 35.02' to 2.96', the east setback from 2' to zero (west setback to be zero), combined setback to be zero for an open stair to access the proposed rooftop deck on the existing garage.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

DEC 19 2016

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 18, 2016 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on November 3, 2016; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed Finding of Facts and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the rear setback to 2.96', the east setback to zero (west setback to be zero), combined setback to be zero for an open stair to access the proposed rooftop deck on the existing 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.

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

APPLICANT: 3722 N Wayne, LLC

CAL NO.: 544-16-Z

APPEARANCE FOR: Sara Barnes

MINUTES OF MEETING:
November 18, 2016

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3722 N. Wayne Avenue

NATURE OF REQUEST: Application for a variation to reduce the rear setback from the required 33.75' to 2.0', north setback from 2.4' to zero (south to be 3.0'), combined side setback from 6' to 3' for an open stair to access a proposed garage rooftop deck to be located on the existing garage.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

DEC 19 2016

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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X		
X		
X		

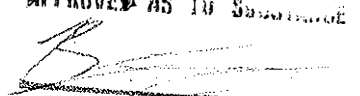
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 18, 2016 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on November 3, 2016 ; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of facts and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the rear setback to 2.0', north setback to zero (south to be 3.0'), combined side setback to 3' for an open stair to access a proposed garage rooftop deck to be located on the existing 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: 22 East Elm St. Corp.

CAL NO.: 545-16-Z

APPEARANCE FOR:

MINUTES OF MEETING:
November 18, 2016

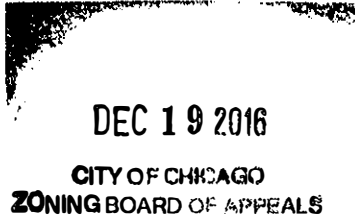
APPEARANCE AGAINST:

PREMISES AFFECTED: 22 E. Elm Street

NATURE OF REQUEST: Application for a variation to reduce the front setback from the required 12.42' to zero and the rear setback from 28.98' to zero for a proposed two-story, single family residence with an attached rear garage.

ACTION OF BOARD-
CASE CONTINUED TO DECEMBER 16, 2016

THE VOTE



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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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X		
X		

APPROVED AS TO SUBSTANCE
[Signature]
CHAIRMAN

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

APPLICANT: 22 East Elm St, Corp

CAL NO.: 546-16-Z

APPEARANCE FOR:

MINUTES OF MEETING:
November 18, 2016

APPEARANCE AGAINST:

PREMISES AFFECTED: 22 E. Elm Street

NATURE OF REQUEST: Application for a variation to reduce the rear yard open space from the required 36 square feet to zero for a proposed two-story, single family residence with an attached rear garage.

ACTION OF BOARD-
CASE CONTINUED TO DECEMBER 16, 2016

THE VOTE

DEC 19 2016
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
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X		

APPROVED AS TO SUBSTANCE
[Signature]

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

APPLICANT: 880 LSD Investment, LLC

CAL NO.: 547-16-Z

APPEARANCE FOR: Nick Ftikas

MINUTES OF MEETING:
November 18, 2016

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1647 W. Byron Street

NATURE OF REQUEST: Application for a variation to increase the existing 2405.16 square feet of non-conforming floor area by not more than 15% to 2759.22 square feet for a two story addition to an existing two story building being to be deconverted from two-dwelling units to a single family residence.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

DEC 19 2016

CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 18, 2016 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on November 3, 2016; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of facts 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 2405.16 square feet of non-conforming floor area by not more than 15% to 2759.22 square feet for a two story addition to an existing two story building being to be deconverted from two-dwelling units to a single family residence; an additional variation was also granted to the subject site in Cal. No. 548-16-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

[Signature]
CHAIRMAN

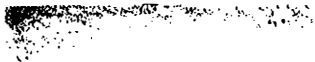
ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: 880 LSD Investment, LLC **CAL NO.:** 548-16-Z
APPEARANCE FOR: Nick Ftikas **MINUTES OF MEETING:**
November 18, 2016
APPEARANCE AGAINST: None
PREMISES AFFECTED: 1647 W. Byron Street

NATURE OF REQUEST: Application for a variation to reduce the rear setback from the required 33.9' to 3.0', the east setback from 2.0' to 0.38', the west setback to 0.49', combined side setback from 4.8' to 0.87' for an open stair to access the proposed garage roof deck on the detached garage.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE



DEC 19 2016
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 18, 2016 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on November 3, 2016; and

WHEREAS, the Zoning Board of Appeals, 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 3.0', the east setback to 0.38' the west setback to 0.49', combined side setback from 4.8' to 0.87' for an open stair to access the proposed garage roof deck on the detached garage; an additional variation was also granted to the subject site in Cal. No. 547-16-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.

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

APPLICANT: Efren Perez **CAL NO.:** 549-16-Z
APPEARANCE FOR: Same as applicant **MINUTES OF MEETING:**
November 18, 2016
APPEARANCE AGAINST: None
PREMISES AFFECTED: 2716 S. Hamlin Avenue

NATURE OF REQUEST: Application for a variation to reduce the rear setback from the required 37.52' to 1.87' , the north setback from 2.4' to 1.52' (south to be 3.75') side setback combination from 6.0' to 5.27', the required rear property line setback for enclosed parking spaces from 2.0' to 1.87' for a detached two-car garage with storage, a rear covered porch and rear CMU privacy wall which shall be 5.5' in height and at the rear of the property at the rear of the two- story building.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

DEC 19 2016
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 18, 2016 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on November 3, 2016 ; and

WHEREAS, the Zoning Board of Appeals, 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 1.87' , the north setback to 1.52' (south to be 3.75') side setback combination to 5.27', the required rear property line setback for enclosed parking spaces to 1.87' for a detached two-car garage with storage, a rear covered porch and rear CMU privacy wall which shall be 5.5' in height and at the rear of the property at the rear of the two- 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.

A handwritten signature in black ink is written over a circular official stamp. The stamp contains some illegible text, possibly a date or official title.

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

APPLICANT: Javier Villa

CAL NO.: 550-16-Z

APPEARANCE FOR: Mark Kupiec

MINUTES OF MEETING:
November 18, 2016

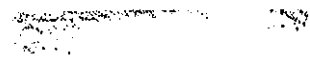
APPEARANCE AGAINST: None

PREMISES AFFECTED: 3401 W. Cortland Avenue

NATURE OF REQUEST: Application for a variation to reduce the rear property line setback from 2.0' to 1.67' for a detached two-car garage at the rear of existing two story single family residence.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE



DEC 19 2016

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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X		
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 November 18, 2016 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on November 3, 2016 ; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of facts and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; t the applicant shall be permitted to reduce the rear property line setback to 1.67' for a detached two-car garage at the rear of existing two story single family residence; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Denise Garcia

CAL NO.: 551-16-S

APPEARANCE FOR: Mark Kupiec

MINUTES OF MEETING:
November 18, 2016

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2042 W. Cermak Road

NATURE OF REQUEST: Application for a special use to expand a rear ground floor dwelling unit and new basement dwelling unit with a rear two-story addition, a second floor addition, a rear carport with three parking stalls with a roof deck, pergola and bridge access from the second floor of the existing building to the carport deck. The building is being converted from a retail sales and one dwelling unit building, to a retail sales and three dwelling unit building.

**ACTION OF BOARD-
APPLICATION APPROVED**

THE VOTE

DEC 19 2016

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
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X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 18, 2016 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on November 3, 2016; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of facts and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: the applicant shall be permitted to expand a rear ground floor dwelling unit and new basement dwelling unit with a rear two-story addition, a second floor addition, a rear carport with three parking stalls with a roof deck, pergola and bridge access from the second floor of the existing building to the carport deck; 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; a variation was also granted to the subject site in Cal. No. 552-16-Z; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): the development is consistent with the design and layout of the site plan and the elevations dated May 17, 2016, as well as the floor plans dated April 8, 2016, all prepared by Eduardo Proenza Architect.

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

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

APPLICANT: Denise Garcia

CAL NO.: 552-16-Z

APPEARANCE FOR: Mark Kupiec

MINUTES OF MEETING:
November 18, 2016

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2042 W. Cermak Road

NATURE OF REQUEST: Application for a variation to reduce the rear setback on floors containing dwelling units from 30.0' to 3.75 for a rear two-story addition, a second floor addition, a rear carport with three parking stalls with a roof deck, pergola and bridge access from the second floor of the existing building to the carport deck. The building is being converted from a retail sales and one dwelling unit building, to a retail sales and three dwelling unit building.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

DEC 19 2016

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
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X		

THE RESOLUTION:


WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 18, 2016 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on November 3, 2016 ; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of facts 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 on floors containing dwelling units to 3.75' for a rear two-story addition, a second floor addition, a rear carport with three parking stalls with a roof deck, pergola and bridge access from the second floor of the existing building to the carport deck; the building is being converted from a retail sales and one dwelling unit building, to a retail sales and three dwelling unit building; a special use was also granted to the subject site in Cal. No. 551-16-S; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: 2742 Magnolia, LLC

CAL NO.: 553-16-Z

APPEARANCE FOR: Nick Ftikas

MINUTES OF MEETING:
November 18, 2016

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2744-46 N. Magnolia Avenue

NATURE OF REQUEST: Application for a variation to reduce the north setback from the required 2.33' to 0.5', south setback from 2.33' to 0.5', combined side setback from 5.82' to 1' in order to divide the existing zoning lot into two zoning lots for a proposed detached two-car garage with a roof deck and enclosed stair access at 2746 N. Magnolia for the existing three-story, single family residence located at 2746 N. Magnolia.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

DEC 19 2016

CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
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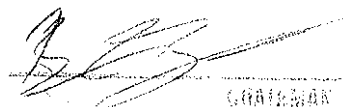
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 18, 2016 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on November 3, 2016 ; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of facts 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 setback to 0.5', combined side setback to 1' in order to divide the existing zoning lot into two zoning lots for a proposed detached two-car garage with a roof deck and enclosed stair access at 2746 N. Magnolia for the existing three-story, single family residence located at 2746 N. Magnolia; an additional variation was also granted to the subject sit in Cal. No. 554-16-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 BY THE CHIEF CLERK

CHIEF CLERK

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

APPLICANT: 2742 Magnolia Avenue **CAL NO.:** 554-16-Z
APPEARANCE FOR: Nick Ftikas **MINUTES OF MEETING:**
November 18, 2016
APPEARANCE AGAINST: None
PREMISES AFFECTED: 2744-46 N. Magnolia

NATURE OF REQUEST: Application for a variation to increase the area occupied by an accessory building in the rear setback by no more than 10% of the maximum area allowed for a proposed detached two-car garage with a roof deck and enclosed stair access at 2746 N. Magnolia

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

DEC 19 2016
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
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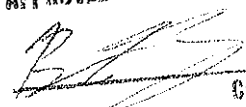
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 18, 2016 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on November 3, 2016 ; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of facts and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to increase the area occupied by an accessory building in the rear setback by no more than 10% of the maximum area allowed for a proposed detached two-car garage with a roof deck and enclosed stair access at 2746 N. Magnolia; an additional variation was also granted to he subject site in Cal. No. 553-16-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: Pink Transportation LLC **CAL NO.:** 555-16-Z
APPEARANCE FOR: Mark Kupiec **MINUTES OF MEETING:**
November 18, 2016
APPEARANCE AGAINST: None
PREMISES AFFECTED: 5923-25 S. Wentworth Avenue

NATURE OF REQUEST: Application for a variation to establish a public place of amusement license for a proposed banquet hall which is located within 125' of an RS-3 zoning district.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

DEC 19 2016
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

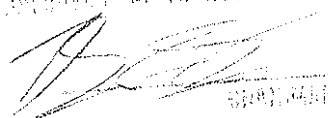
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 18, 2016 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on November 3, 2016 ; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of facts and having fully heard the testimony and arguments of the parties and being fully advised in the premises; hereby finds the following; the applicant shall be permitted to establish a public place of amusement license for a proposed banquet hall which is located within 125' of a residential zoning district; an additional special use and variation were also granted to the applicant for off-site, shared parking in Cal. No. 556-16-S and 557-16-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

 SECRETARY

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

APPLICANT: Pink Transportation, LLC **CAL NO.:** 556-16-S
APPEARANCE FOR: Mark Kupiec **MINUTES OF MEETING:**
November 18, 2016
APPEARANCE AGAINST: None
PREMISES AFFECTED: 6001-27 S. Wentworth Avenue

NATURE OF REQUEST: Application for a special use to establish twenty off-site parking spaces to serve a proposed banquet hall located at 5923-27 S. Wentworth Avenue

**ACTION OF BOARD-
APPLICATION APPROVED**

THE VOTE

DEC 19 2016
 CITY OF CHICAGO
 ZONING BOARD OF APPEALS

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

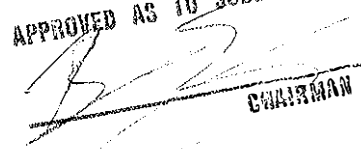
AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
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THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 18, 2016 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on November 3, 2016 ; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of facts 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 twenty off-site parking spaces to serve a proposed banquet hall located at 5923-27 S. Wentworth Avenue; an additional variation was also granted to the subject site in Cal. No. 557-16-Z; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The development is consistent with the design and layout of the parking plan dated November 20, 2012, prepared by RJA Architects. That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

APPROVED AS TO SUBSTANCE

 CHAIRMAN

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

APPLICANT: Pink Transportation, LLC

CAL NO.: 557-16-Z

APPEARANCE FOR: Mark Kupiec

MINUTES OF MEETING:
November 18, 2016

APPEARANCE AGAINST: None

PREMISES AFFECTED: 6001-27 S. Wentworth Avenue

NATURE OF REQUEST: Application for a variation to allow shared parking with different hours or operation to use the same off-site parking for twenty spaces to meet the parking requirement for the proposed banquet hall located at 5923-27 S. Wentworth Avenue.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

DEC 19 2016
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 18, 2016 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on November 3, 2016 ; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of facts 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 share parking with different hours or operation for the same off-site parking for twenty spaces to meet the parking requirement for the proposed banquet hall located at 5923-27 S. Wentworth Avenue; a special use was granted to the subject site in Cal. No. 556-16-S; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE
[Signature]
CHAIRMAN

**ZONING BOARD OF APPEALS
CITY OF CHICAGO**

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



DEC 19 2016
CITY OF CHICAGO
ZONING BOARD OF APPEALS

The Night Ministry
APPLICANT

558-16-S
CALENDAR NUMBER

1922 S. Avers Ave.
PREMISES AFFECTED

November 18, 2016
HEARING DATE

Joseph P. Gattuso
APPEARANCE FOR APPLICANT

Carolyn Everett & George Blakemore
OBJECTORS

NATURE OF REQUEST

Application for a special use to permit the establishment of a transitional residence for up to eight homeless high school students between the ages of fourteen and twenty-four including up to three of their dependent children in an existing two-story residential building

ACTION OF BOARD

THE VOTE

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

	APPROVE	DENY	ABSENT
Blake Sercye, Chairman	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sol Flores	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sheila O'Grady	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sam Toia	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Amanda Williams	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

THE RESOLUTION OF THE BOARD

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals ("Board") at its regular meeting held on November 18, 2016, after due notice thereof as provided under Section 17-13-0107-B of the Chicago Zoning Ordinance ("Zoning Ordinance") and by publication in the *Chicago Sun-Times*; and

WHEREAS, the Board read into the record the recommendation of the Department of Planning and Development ("Department"); that the Department recommended approval of the proposed special use provided that the residents of the transitional residence were all female and that each resident would be allowed to house up to three of her dependent children; and

APPROVED AS TO SUBSTANCE

CHAIRMAN

WHEREAS, Mr. Joseph P. Gattuso, counsel for the Applicant, explained the history of the affected property and the underlying nature of the relief sought; that contrary to the Department's recommendation, it was the Applicant's intent to house eight (8) students of both genders on the second floor of the existing home on the subject property ("Home"); that the proposed special use had been thoroughly vetted by the community, and the Applicant had the support of Alderman Scott, Jr., State Senator Patricia Van Pelt, and US Congressman Danny Davis; and

WHEREAS, Mr. Paul William Hamann, President and CEO of the Applicant, testified on behalf of the Applicant; that for the past forty (40) years, the Applicant has provided housing, healthcare and human connection to those experiencing housing instability; that the Applicant operates a thirty-eight foot (38') mobile health outreach clinic seven days a week, has fifty-three (53) shelter beds for homeless youth, age ranges fourteen (14) to twenty-four (24); that these shelter beds range from emergency overnight shelter to up to two years transitional living; that the Applicant currently operates four (4) different programs, of which three (3) are co-educational; that the oldest program has been in operation since 1992; that there has never been any issue with these three (3) programs related to the fact that the programs are co-educational; that the fourth shelter operated by the Applicant is for pregnant and parenting young women; and

WHEREAS, Mr. Hamann then testified that with respect to the proposed special use at the subject property, the Applicant had been approached by North Lawndale College Prep ("North Lawndale Prep") and Empower to Succeed to develop a housing program for students at North Lawndale Prep whose parents are homeless, which has a negative impact on said students' educational outcomes; that the Applicant has spent two (2) years developing such a housing program; that the program is structured so that young people will be able to live at the Home while they are going to school; that the Home will be highly supervised so that students can have stable housing so that they can improve their education, make a more successful transition to adulthood and hopefully graduate from high school and move on to college; that there are approximately 24,000 homeless students in Chicago Public Schools so awareness around homeless youth as it impacts education, especially high school education, has increased dramatically over the last two (2) years; that the special use will exclusively serve students who are in school and are in need of housing to continue going to school; and

WHEREAS, Mr. Hamann then testified that the Applicant's long history and experience with providing services to Chicago's homeless population will ensure that the Applicant's proposed special use will be operated with no significant adverse impact on the general welfare of the neighborhood in which the Home is located; and

WHEREAS, in response to questions by the Board, Mr. Hamann testified that the Applicant's other shelters are located in Westtown and Lakeview; and

WHEREAS, Mr. Hamann then testified that the historic use of the Home has been as a two-flat for two families; that as the proposed special use will house eight (8) students

and a maximum of five (5) staff members, the numbers of persons on the site due to the proposed special use would be equal to the number of persons that would be housed in a two-flat; that the proposed special use is a residential program and therefore the proposed use of the subject property is consistent with its historic use; that the Home's neighborhood consists of largely single-family and multi-use dwellings; that the proposed use will be consistent with the residential use of the neighborhood; that the students living at the proposed special use would not be allowed to own automobiles and would instead use public transportation or bicycles; that the residents of the proposed special use would come and go like any other teenager would come and go from their homes in any other residential neighborhood; that therefore pedestrian convenience and comfort is served; that he has been with the Applicant since 2002 and has been CEO of the Applicant for nearly ten (10) years; and

WHEREAS, in response to questions by the Board, Mr. Hamann further testified that all of the Applicant's shelters are heavily staffed; that overnight, there is always one resident staff that is awake; that during peak hours, two staff are awake and are working with the students; that as many as five (5) staff persons might be present at one time; that staff works in shifts of eight hours; that the Applicant's staff is highly trained; that the Applicant prefers to hire those who have a master's or at least an undergraduate degree in social work; that the Applicant's program at the Home has a heavy emphasis on education, so it would staff the Home with those who have a background in education or who wish to go into education; that the Applicant's staff work from a trauma-informed care perspective; that the Applicant's staff has a low-threshold harm reduction to make sure young people keep themselves safe; that there is intensive staff supervision from a clinical perspective as well; that the Applicant's staff are trained in CPR and all of the State of Illinois requirements; and

WHEREAS, Ms. Jenny Byelick, the Applicant's program manager, testified on behalf of the Applicant; that she has been responsible for development of the Applicant's program at the Home and the community engagement process; that her position of community liaison will continue with respect to the proposed special use but will be filled by someone else; that in addition, the Applicant will hire a program supervisor for the proposed special use at the Home that will supervise day-to-day operations at the Home; and

WHEREAS, Mr. Jim Horan, Co-Founder and President of North Lawndale Prep, testified on behalf of the Applicant; that North Lawndale Prep is currently celebrating its twentieth (20th) anniversary; that North Lawndale Prep has two campuses: one at the corner of 15th Street and Homan Avenue and one at 1300 S. Sacramento Boulevard; that the mission of North Lawndale Prep is not be selective but instead welcome any child from the neighborhood; that North Lawndale Prep has an eighty-five percent (85%) high school graduation rate and eighty-three percent (83%) of its graduates are in college; that he is very familiar with the student population of North Lawndale Prep and in fact served as Dean of Students for eleven (11) years; that North Lawndale Prep has a very rigorous counseling program and, in consequence, figured out very early that between five to eight percent (5-8%) of its students are unstably housed or homeless; that as North Lawndale

Prep has approximately 800 students, this means to fifty to seventy (50-70) students a year; that this transfers to high absenteeism and inability of students to concentrate; that originally North Lawndale Prep approached its staff members to take temporary guardianship of these unstably housed and homeless students; that he himself took in such a student; that, however, this is unsustainable in the long-term; and

WHEREAS, in response to questions from the Board, Mr. Horan testified that seventy percent (70%) of North Lawndale Prep's students are from Lawndale or Austin and thirty percent (30%) are from West Garfield and the South Side; that it is clear to him and others at North Lawndale Prep that stabilizing a student's housing situation makes a great difference in academic performance; and

WHEREAS, Mr. Horan then testified that the proposed special use will address the need of not only North Lawndale Prep but other schools in the area; that although the Applicant will start out with only North Lawndale Prep students, based on what North Lawndale Prep and the Applicant learn, the Applicant's program may be expanded to other neighborhood schools; that there will never be more than eight (8) students at the Home; that based on his experience at North Lawndale Prep, the proposed special use is in the interest of the public convenience; that North Lawndale Prep is in the business of educating children not housing them; that therefore, North Lawndale Prep went to the Applicant because the Applicant is the best in the industry; that due to the Applicant, the proposed special use will be operated so that the public safety and welfare of the neighborhood will be protected; that again, due to the Applicant, the proposed special use will be compatible with the surrounding neighborhood; that the children will return to the Home from school, will be involved into intramural sports and in study groups – just like any other child living in the neighborhood; that the Applicant and North Lawndale Prep will be in communication to ensure all homework and projects are completed on-time; and

WHEREAS, Mr. Terrance O'Brien testified on behalf of the Applicant; that his credentials as an MAI certified appraiser and expert in real estate appraisal were acknowledged by the Board; that he has physically inspected the subject property and its surrounding area; that his findings are contained in his report; that his report was submitted to and accepted by the Board; that he then briefly testified to the character of the area; that the proposed special use: (1) is compatible with all standards of this Zoning Ordinance provided the special use is granted; (2) is in the interest of the public convenience due to the substantial testimony of Mr. Hamann and Mr. Horan that there is a need for the special use and it will not have a significant adverse impact on the general welfare of the neighborhood as RT-4 zoning does allow for unrelated parties to reside together, such as in monasteries, family community homes, domestic violence shelters and college dormitories; (3) is compatible with the character of the surrounding area in terms of site planning, building scale and project design because the surrounding area is primarily multifamily residential use and the proposed special use is a multifamily residential use; (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 because it will function quite similarly to any other residential use in the area;

(5) is designed to promote pedestrian safety and comfort as there is a curbcut on South Avers Avenue which provides access to the existing garage on the subject property; that in conclusion, there are significant benefits to the proposed special use as it fulfills a need and makes a productive use of the currently vacant Home; and

WHEREAS, Mr. Tim Liston, Business Manager at Old St. Patrick's Church and Board Director of Empower to Succeed, testified on behalf of the Applicant; that Empower to Succeed is the owner of the subject property; that Empower to Succeed has been working with the Applicant on its proposed special use and supports the proposed special use; and

WHEREAS, in response to questions from the Board, Mr. Hamann further testified as to the Applicant had contracts both with the State of Illinois and the City; that he then testified as to the Applicant's curfew for the students as well as its grievance process; that he then testified as to how long a student might stay in any of the Applicant's programs, including the proposed special use; that he then testified as to how the Applicant disciplined the students in its programs; and

WHEREAS, Mr. Steven Valenziano, Assistant Zoning Administrator for the Department, testified that the Department always conditioned its approval of transitional residences for youth on the fact that said transitional residences would be single-sex and limited to certain age groups; that if the Board were to approve the Applicant's application for a co-educational transitional residence, then the Department would ask the Board to condition the Board's approval on the special use being limited to the Applicant; that at the hearing, the Applicant provided testimony of its expertise and referrals of students from North Lawndale Prep; that if such a condition were imposed by the Board, if the Applicant left the subject property the special use could not be transferred to another user that did not have the Applicant's qualifications; and

WHEREAS, Mr. Liston testified that Empower to Succeed, as property owner for the subject property, did not have a problem with such a condition; and

WHEREAS, Ms. Carolyn Everett, of 1952 S. Avers Ave., testified in opposition to the proposed special use; that this block of S. Avers is a quiet block with no children; that she is concerned that there will be children at the subject property with no parents; that the Applicant is not the same thing as a parent; that there is already a problem with absentee landlords and renters on the block; that she is concerned about the property value of her home; and

WHEREAS, Mr. George Blakemore testified in opposition to the application; and

WHEREAS, in response to the testimony of Ms. Everett and Mr. Blakemore, Mr. Gattuso was granted leave to recall Mr. Hamann; that Mr. Hamann further testified that the eight (8) rooms the students would occupy were on the second floor of the Home; that each room would be private and have its own private bath; that there is also space for administrative personnel; that there will always be at least one staff person on this second

floor; that with respect to the three (3) dependent children, that would be three (3) total dependent children at the subject property not three (3) children per student; that if a student became pregnant or became aware he had a child and there were already three (3) dependent children at the Home, the Applicant would find a place for the student; that the Applicant can link up students with other resources and has fifty-three (53) other shelter beds of its own; now, therefore,

THE ZONING BOARD OF APPEALS having fully heard the testimony and arguments of the parties and being fully advised, 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 this 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 very credibly testified to by Mr. O'Brien, Mr. Horan and Mr. Hamann.
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 because the proposed special use will be housed in the existing Home and because the surrounding area is primarily multifamily residential use and the proposed special use is a multifamily residential use as very credibly testified to by Mr. O'Brien.
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 because it will function quite similarly to any other residential use in the area as very credibly testified to by Mr. O'Brien.
5. The proposed special use is designed to promote pedestrian safety and comfort because, as very credibly testified to by Mr. Hamann, students will not be allowed to bring automobiles to the subject property, and because, as very credibly testified to by Mr. O'Brien, there is a curb cut on South Avers Avenue which provides access to the existing garage on the subject property.

RESOLVED, the Board finds that the Applicant has proved its case by testimony and evidence covering the five specific criteria of Section 17-13-0905-A of the Chicago Zoning Ordinance.

RESOLVED, the aforesaid special use application is hereby approved, and pursuant to the authority granted to the Board by Section 17-13-906 of this Zoning Ordinance, the Zoning Administrator is authorized to permit said special use subject to the following condition:

1. The special use shall be nontransferable and limited solely to The Night Ministry.

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: Rachel Jordan

CAL NO.: 559-16-S

APPEARANCE FOR: Same as applicant

MINUTES OF MEETING:
November 18, 2016

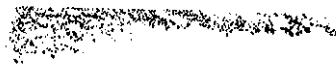
APPEARANCE AGAINST: None

PREMISES AFFECTED: 2249 W. Irving Park Road

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

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE



DEC 19 2016

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 18, 2016 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on November 3, 2016 ; and

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

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Kamila Williams **CAL NO.:** 560-16-S
APPEARANCE FOR: John Pikarski **MINUTES OF MEETING:**
November 18, 2016
APPEARANCE AGAINST: None
PREMISES AFFECTED: 6547-49 W. Dakin Street

NATURE OF REQUEST: Application for a special use to establish a required accessory off-site parking lot with sixty-one parking spaces to serve a proposed children’s activity center.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

DEC 19 2016
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
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X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 18, 2016 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on November 3, 2016 ; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of facts 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 required accessory off-site parking lot with sixty-one parking spaces to serve a proposed children’s activity center at the subject site; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The development is consistent with the design and layout of the landscape plan dated June 27, 2013, prepared by Daniel Weinb and Partners LTD.

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: U.S Reif Jupiter Jefferson Fee, LLC c/o Jupiter Realty Company, LLC **CAL NO.:** 561-16-S

APPEARANCE FOR: John George

MINUTES OF MEETING:
November 18, 2016

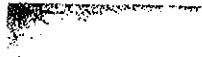
APPEARANCE AGAINST: None

PREMISES AFFECTED: 108-118 N. Jefferson Street

NATURE OF REQUEST: Application for a special use to establish sixty-nine non accessory parking spaces to be located in an existing one hundred and three parking space garage with the remainder of thirty-four parking spaces to serve as accessory parking for the existing mixed-use building which is located outside the Central Area Parking District under 249 parking spaces.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE



DEC 19 2016

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 18, 2016 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on November 3, 2016 ; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of facts 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 sixty-nine non-accessory parking spaces to be located in an existing one hundred and three parking space garage with the remainder of thirty-four parking spaces to serve as accessory parking for the existing mixed-use building which is located outside the Central Area Parking District under 249 parking spaces; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The development is consistent with the design and layout of the site plan dated July 9, 2015 and the floor plans dated October 2, 2015, all prepared by VOA Associates, Inc. That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Park West Cooperative Nursery School **CAL NO.:** 562-16-Z
APPEARANCE FOR: Richard Klawiter **MINUTES OF MEETING:**
 November 18, 2016
APPEARANCE AGAINST: None
PREMISES AFFECTED: 2212-16 N. Bissell Street

NATURE OF REQUEST: Application for a variation to reduce the rear yard setback from the required 22.25' to 1.0', south setback from 3.84' to 1.0' (north to be 1.08') , side setback combination from 9.6' to 2.08' for a proposed three story rear addition onto the existing three-story building to be converted into a new day care center.

**ACTION OF BOARD-
 VARIATION GRANTED**

THE VOTE

DEC 19 2016
 CITY OF CHICAGO
 ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
RECUSED		
		X
X		
X		
X		

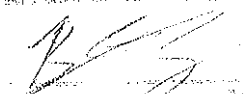
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 18, 2016 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on November 3, 2016 ; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of facts and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the rear yard setback to 1.0', south setback to 1.0' (north to be 1.08') , side setback combination to 2.08' for a proposed three story rear addition onto the existing three-story building to be converted into a new day care center; an additional variation was also granted to the subject site in Cal. No. 563-16-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

 BLAKE SERCYE

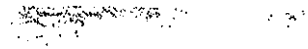
ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Park West Cooperative Nursery School **CAL NO.:** 563-16-Z
APPEARANCE FOR: Richard Klawiter **MINUTES OF MEETING:**
 November 18, 2016
APPEARANCE AGAINST: None
PREMISES AFFECTED: 2212-16 N. Bissell Street

NATURE OF REQUEST: Application for a variation to reduce the rear yard open space from the required 186.91 square feet to zero for a proposed two and three story rear addition onto an existing three story building to be converted into a new day care use.

**ACTION OF BOARD-
 VARIATION GRANTED**

THE VOTE



DEC 19 2016

**CITY OF CHICAGO
 ZONING BOARD OF APPEALS**

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

AFFIRMATIVE	NEGATIVE	ABSENT
RECUSED		
		X
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 18, 2016 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on November 3, 2016 ; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of facts and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the rear yard open space from the required 186.91 square feet to zero for a proposed two and three story rear addition onto an existing three story building to be converted into a new day care use; an additional variation was also granted to the subject site in Cal. No. 562-16-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: Park West Cooperative Nursery School

CAL NO.: 564-16-S

APPEARANCE FOR: Richard Klawiter

MINUTES OF MEETING:
November 18, 2016

APPEARANCE AGAINST: None

PREMISES AFFECTED: 940 W. Belden Avenue

NATURE OF REQUEST: Application for a special use to establish an accessory off-site parking lot to accommodate the two required parking spaces for a day care located at 2212-16 N. Bissell Street.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

DEC 19 2016
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
RECUSED		
		X
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 18, 2016 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on November 3, 2016 ; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of facts 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 accessory off-site parking lot to accommodate the two required parking spaces for a day care located at 2212-16 N. Bissell Street; 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; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The development is consistent with the design and layout of the off-site parking plan, dated October 14, 2016, prepared by Pappageorge Haymes Partners.

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

APPROVED AS TO SUBSTANCE
[Signature]
LAWYER

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

APPLICANT: Loukas Development

CAL NO.: 565-16-S

APPEARANCE FOR: Kate Duncan

MINUTES OF MEETING:
November 18, 2016

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3928 N. Sheridan Road

NATURE OF REQUEST: Application for a special use to reduce the required parking by up to 100% for a site located within 1.320 feet of an existing transit station for a proposed eight story, fifty-four residential units (forty four dwelling and ten efficiency units) with eleven ground floor parking spaces.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

DEC 19 2016

CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 18, 2016 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on November 3, 2016 ; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of facts 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 up to 100% for a site located within 1.320 feet of an existing transit station for a proposed eight story, fifty-four residential units (forty four dwelling and ten efficiency units) with eleven ground floor parking spaces; a variation was also granted to subject site in Cal. No. 566-16-Z; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The development is consistent with the design and layout of the plans dated July 26, 2016, prepared by Lucien LaGrange 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: Loukas Development

CAL NO.: 566-16-Z

APPEARANCE FOR: Kate Duncan

MINUTES OF MEETING:
November 18, 2016

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3928 N. Sheridan Road

NATURE OF REQUEST: Application for a variation to reduce the rear setback from the required 30' to 15' for the residential floor levels, the west setback from 5' to 1' and to increase the maximum height of 70' by no more than 10% to 77' for an eight story retail and fifty -four residential unit (forty four dwelling and ten efficiency units) with eleven ground floor parking spaces.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

DEC 19 2016

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 18, 2016 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on November 3, 2016; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of facts 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 15' for the residential floor levels, the west setback from to 1' and to increase the maximum height of 70' by no more than 10% to 77' for an eight story retail and fifty-four residential unit (forty four dwelling and ten efficiency units) with eleven ground floor parking spaces; a special use was also granted to the subject site in Cal. No. 565-16-S; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO CORRECTNESS

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

APPLICANT: Ramon Diaz

CAL NO.: 567-16-Z

APPEARANCE FOR: Maria Diaz

MINUTES OF MEETING:
November 18, 2016

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2231 W. 23rd Street

NATURE OF REQUEST: Application for a variation to reduce the west setback from the required 2.0' to zero, (east to be zero), combined side yard setback from 5.0' to zero for a proposed rear covered patio onto an existing two-story building.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

DEC 19 2016

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 18, 2016 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on November 3, 2016; and

WHEREAS, the Zoning Board of Appeals, 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 from the required to zero, (east to be zero), combined side yard setback to zero for a proposed rear covered patio onto an existing two-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

[Signature]
CARRILLO

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

APPLICANT: Kam Ghazvini

CAL NO.: 568-16-Z

APPEARANCE FOR:

MINUTES OF MEETING:
November 18, 2016

APPEARANCE AGAINST:

PREMISES AFFECTED: 4315-21 W. Henderson Street

NATURE OF REQUEST: Application for a variation to reduce the east setback from the required 2' to zero, (west to be zero), combined side setback from 5' to zero for the subdivision of one zoning lot into three zoning lots. The three-story, three dwelling unit building at 4317 W. Henderson will remain.

ACTION OF BOARD-
CASE CONTINUED TO DECEMBER 16, 2016

THE VOTE

DEC 19 2016
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		
X		

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Saif Jaber

CAL NO.: 569-16-S

APPEARANCE FOR:

MINUTES OF MEETING:
November 21, 2016

APPEARANCE AGAINST:

PREMISES AFFECTED: 3110-12 W. Devon Avenue

NATURE OF REQUEST: Application for a special use to establish a secondhand valuable objects dealer.

ACTION OF BOARD-
CASE CONTINUED TO DECEMBER 16, 2016

THE VOTE

12/19/2016


DEC 19 2016

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		
X		

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Glory to Glory Family Christian Center **CAL NO.:** 570-16-S

APPEARANCE FOR: Lewis Powell **MINUTES OF MEETING:**
November 18, 2016

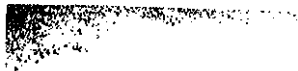
APPEARANCE AGAINST: None

PREMISES AFFECTED: 12223-29 S. Parnell Avenue

NATURE OF REQUEST: Application for a special use to establish a non-required accessory off-site twenty-four space parking lot to serve an existing religious assembly located at 12218-30 S. Parnell Avenue

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE



DEC 19 2016

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 18, 2016 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on November 3, 2016 ; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of facts 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 non-required accessory off-site twenty-four space parking lot to serve an existing religious assembly located at 12218-30 S. Parnell Avenue; a variation was also granted to the subject site in Cal. No. 571-16-Z ; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The development is consistent with the design and layout of the landscape plan dated October 31, 2016, with landscape updates approved on November 16, 2016, prepared by Triad Consortium Ltd.

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

APPROVED AS TO SUBSTANCE


CHAIRWOMAN

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

APPLICANT: Glory to Glory Family Christian Center **CAL NO.:** 571-16-Z

APPEARANCE FOR: Lewis Powell **MINUTES OF MEETING:**
November 18, 2016

APPEARANCE AGAINST: None

PREMISES AFFECTED: 12223-29 S. Parnell Avenue

NATURE OF REQUEST: Application for a variation to reduce the front setback from the required 20' to 8.62' for a proposed non-required off-site, twenty-four space parking lot to serve the religious assembly located at 12218-30 S. Parnell Avenue.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

DEC 19 2016
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		
X		

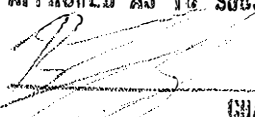
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 18, 2016 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on November 3, 2016 ; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of facts 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 from the required 20' to 8.62' for a proposed non-required off-site, twenty-four space parking lot to serve the religious assembly located at 12218-30 S. Parnell Avenue; a special use was also granted to the subject site in Cal. No. 570-16-S; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Glory to Glory Family Christian Center **CAL NO.:** 572-16-S

APPEARANCE FOR: Lewis Powell **MINUTES OF MEETING:**
November 18, 2016

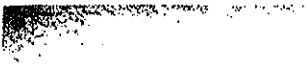
APPEARANCE AGAINST: None

PREMISES AFFECTED: 12234-40 S. Parnell Avenue

NATURE OF REQUEST: Application for a special use to establish a non-required accessory off-site, thirteen space parking lot to serve the religious assembly at 12218-30 S. Parnell Avenue.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE



DEC 19 2016

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 18, 2016 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on November 3, 2016 ; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of facts 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 non-required accessory off-site, thirteen space parking lot to serve the religious assembly at 12218-30 S. Parnell Avenue at the subject site; a variation was also granted to the subject in Cal. No.573-16-Z; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The development is consistent with the design and layout of the landscape plan dated October 31, 2016, with landscape updates approved on November 16, 2016, prepared by Triad Consortium 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: Glory to Glory Family Christian Center **CAL NO.:** 573-16-Z
APPEARANCE FOR: Lewis Powell **MINUTES OF MEETING:** November 18, 2016
APPEARANCE AGAINST: None
PREMISES AFFECTED: 12234-40 S. Parnell Avenue

NATURE OF REQUEST: Application for a variation to reduce the front setback from the required 20' to 9' for a proposed non-required accessory off-site thirteen space parking lot to serve the religious assembly facility located at 12218-30 S. Parnell Avenue.

**ACTION OF BOARD-
 VARIATION GRANTED**

THE VOTE

DEC 19 2016
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		
X		


THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 18, 2016 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on November 3, 2016; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of facts 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 9' for a proposed non-required accessory off-site thirteen space parking lot to serve the religious assembly facility located at 12218-30 S. Parnell Avenue; a special use was also granted to the subject site in Cal. No. 572-16-S; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

 CHAIRMAN

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

APPLICANT: Glory to Glory Family Christian Center **CAL NO.:** 574-16-Z
APPEARANCE FOR: Lewis Powell **MINUTES OF MEETING:** November 18, 2016
APPEARANCE AGAINST: None
PREMISES AFFECTED: 12218-30 S. Parnell Avenue

NATURE OF REQUEST: Application for a variation to reduce the front setback from the required 14.79' to 10.66', north setback from 5' to 2.37' and the rear setback from 36.99' to 2.20' for a one story with mezzanine level accessory fellowship hall to serve an existing religious assembly facility.

**ACTION OF BOARD-
 VARIATION GRANTED**

THE VOTE

AFFIRMATIVE NEGATIVE ABSENT

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		
X		

DEC 19 2016
CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
 SOL FLORES
 SHEILA O'GRADY
 SAM TOIA
 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 November 18, 2016 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on November 3, 2016 ; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of facts and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the front setback to 10.66', north setback to 2.37' and the rear setback to 2.20' for a one story with mezzanine level accessory fellowship hall to serve an existing religious assembly facility; 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

 BLAKE SERBYE

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

APPLICANT: Raymond Reiss

CAL NO.: 575-16-Z

APPEARANCE FOR: Thomas Moore

MINUTES OF MEETING:
November 18, 2016

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2144 N. Leavitt Street

NATURE OF REQUEST: Application for a variation to reduce the rear setback from the required 28.0' to 1.41', south setback from 3.86' to zero (north to be 0.1'). combined side setback from 9.64' to 0.1' for an open stair to access a proposed garage rooftop deck on a detached two car garage.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

DEC 19 2016

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		
X		

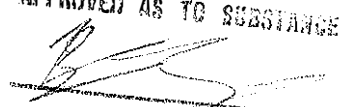
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 18, 2016 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on November 3, 2016 ; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the rear setback to 1.41', south setback to zero (north to be 0.1'). combined side setback to 0.1' for an open stair to access a proposed garage rooftop deck on a detached two car garage; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

**ZONING BOARD OF APPEALS
CITY OF CHICAGO**

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



DEC 19 2016
CITY OF CHICAGO
ZONING BOARD OF APPEALS

Marcin Karwowski
APPLICANT

**576-16-Z, 577-
16-Z & 578-16-Z**
CALENDAR NUMBERS

1244 N. Astor
PREMISES AFFECTED

November 18, 2016
HEARING DATE

Mark Kupiec
APPEARANCE FOR APPLICANT

James Nachman
OBJECTOR

NATURE OF REQUESTS

Application for a variation to relocate the required rear yard open space of 88.97' square feet to a proposed roof top deck.

Application for a variation to reduce the north and south setbacks from 2.0' to zero, the combined side setback from 3.97' to zero, the rear setback from 23.91' to 5' and the setback between the alley side property line and garage from 2.0' to zero for an attached two car garage, 2nd and 3rd floor addition, roof deck on the 2nd floor, roof top stairway enclosure for the existing three-story residential building being converted to a single family residence.

Application for a variation to increase the floor area ratio by an amount not to exceed 15% of the existing floor area ratio that has been in existence for more than fifty years for an attached two car garage, second and third floor addition, roof deck on the 2nd floor, roof top stairway enclosure for the existing three-story residential building being converted to a single family residence.

ACTION OF BOARD

THE VOTE

The applications for the variations are approved subject to the conditions set forth in this resolution.

	APPROVE	DENY	ABSENT
Blake Sercye, Chairmain	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sol Flores	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sheila O'Grady	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sam Toia	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Amanda Williams	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

THE RESOLUTION OF THE BOARD

APPROVED AS TO SUBSTANCE

CHAIRMAN

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals ("Board") at its regular meeting held on November 18, 2016, after due notice thereof as provided under Section 17-13-0107-B of the Chicago Zoning Ordinance ("Zoning Ordinance") and by publication in the *Chicago Sun-Times*; and

WHEREAS, Mr. Mark Kupiec, counsel for the Applicant, explained the history of the subject property and the underlying nature of the relief sought; that the subject property is currently improved with an old building with an old rear addition; that the Applicant proposes to repair and replace the old addition with a new addition; that the new addition is slightly larger and necessitates the requested variations; and

WHEREAS, Mr. Marcin Karwowski, the Applicant, testified; that he is the owner of the subject property; that the subject property is currently improved with a four-flat; that he plans to convert the subject property to a single-family home; that there is no parking; that he intends to provide a two-car garage; that he also intends to provide a roof-top deck to provide open space; that he has been advised there is a five foot (5') private alley at the rear of the property; that his proposed addition in no way encroaches on this private alley; that if he continued to testify, his testimony would be consistent with his affidavit attached to his proposed Findings of Fact previously submitted to the Board; and

WHEREAS, Mr. Victor Drapszo, of Red Architects, testified on behalf of the Applicant; that with respect to the request to relocate the rear yard open space, the practical difficulty is that the subject property is a short lot and is only eighty-four feet (84') deep; that with respect to the request to reduce the north and south side setbacks, the existing building already has zero north and south side setbacks and the proposed addition would follow the existing side building walls straight up; that with respect to the request to reduce the garage setback from the alley from two feet (2') to zero feet (0'), the subject property is only 19.85 feet wide; that further, as the alley is on the side of the existing building rather than at the rear of the subject property, there is already an existing zero foot setback; that with respect to the request to reduce the rear yard setback, although the Department of Planning and Development ("Department") wrote up the Applicant's zoning request as going from 23.91 feet to five feet (5'), the existing building is currently set nine feet (9') back from the rear setback; that by replacing the rear addition, the Applicant would be going from nine feet (9') to five feet (5'); that the new rear addition is about seven and a half percent (7.5%) larger than the old addition; that the existing building is over fifty (50) years old; that the floor area ratio ("FAR") of the existing building is the same that existed fifty (50) years ago; that the proposed addition will add 276 square feet, which is seven and a half percent (7.5%) of the existing square footage; that this is well-within the fifteen percent (15%) allowed as a variation; and

WHEREAS, Mr. James Nachman, of 28. E. Scott Street, testified; that prior to the hearing, he had spoken with the Applicant; that the Applicant had represented that under no circumstances will the dozen City garbage bins currently in the alley to the north of the subject property be placed in the five foot (5') private alley at the rear of the subject property; that if the garbage bins were placed in the private alley, Mr. Nachman's right of

access to the private alley would be eliminated as the private alley is only five feet (5') wide and City garbage cans are three feet (3') wide; and

WHEREAS, Mr. Karwowski further testified that he intended to keep his City garbage cans in the public alley where they are currently located; that he can only speak to his own garbage cans; and

WHEREAS, Mr. Nachman further testified that he had been assured by the Applicant's representatives that the Applicant's proposed construction would not necessitate the relocation of the garbage cans into the private alley; and

WHEREAS, Section 17-13-1101-A of the Chicago Zoning Ordinance grants the Zoning Board of Appeals authority to grant a variation to relocate the rear yard open space; and

WHEREAS, Section 17-13-1101-B of the Chicago Zoning Ordinance grants the Zoning Board of Appeals authority to grant a variation to permit the reduction of any setback; and

WHEREAS, Section 17-13-1101-G of the Chicago Zoning Ordinance grants the Zoning Board of Appeals authority to allow the expansion or enlargement of any permitted residential use in a RM-5 zoning district by an amount not to exceed 15% of the floor area in existence 50 years before the date the variation application is filed; now, therefore,

THE ZONING BOARD OF APPEALS having fully heard the testimony and arguments of the parties and as the decision of the Zoning Board of Appeals to approve a variation application must be based solely on the approval criteria enumerated in Section 17-13-1107-A, B and C of the Chicago Zoning Ordinance, and the Board being fully advised, hereby makes the following findings with reference to the Applicant's applications for variations:

1. The Board finds pursuant to Section 17-13-1107-A that the Applicant has proved his case by testimony and other evidence that strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property due to the unique circumstance of the substandard lot as well as the fact the current building on the subject property is built on the side lot lines. Further, the requested variations are consistent with the stated purpose and intent of this Zoning Ordinance.
2. The Board finds pursuant to Section 17-13-1107-B that the Applicant has proved his case by testimony and other evidence that: (1) the subject property cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance because without the variation the Applicant cannot repair and replace the addition to the existing building; (2) the practical difficulty or particular is due to the unique circumstance of the substandard lot as well as the fact the current building on the

subject property is built on the side lot lines; and (3) the variations, if granted, will not alter the essential character of the neighborhood as the existing building will remain and the addition to the existing building will be only slightly bigger.

3. The Board, in making its determination pursuant to 17-13-1107-C that a practical difficulty or particular hardship did exist, took into account that evidence was presented that: (1) the particular topographical condition of the specific property involved – namely, the substandard lot as well as the fact that the current building on the subject property is built on the side lot lines – would result in particular hardship upon the Applicant if the strict letter of the regulations were carried out; (2) the substandard lot as well as the fact that the current building on the subject property is built on the side lot line is not applicable, generally, to other property in the RM-5 zoning district; (3) the purpose of the variations are not based exclusively upon a desire to make more money out of the property as the Applicant and his family intend to live at the subject property; (4) the substandard lot as well as the fact that the current building on the subject property is built on the side lot line has not been created by any person having an interest in the subject property as the current building is over fifty (50) years old; (5) the granting of the variations will not be detrimental to public welfare or injurious to other property due to the conditions imposed by the Board; and (6) the proposed variations 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 due to the conditions imposed by the Board.

RESOLVED, the Board finds that the Applicant has sufficiently established by testimony and other evidence covering the specific criteria for a variation to be granted pursuant to Sections 17-13-1107- A, B and C of the Chicago Zoning Ordinance.

RESOLVED, the aforesaid variation applications are hereby approved, and pursuant to the authority granted to the Board by Section 17-13-1105 of this Zoning Ordinance, the Zoning Administrator is authorized to permit said variations subject to the following conditions:

1. The Applicant shall keep his garbage cans in the public alley and shall not allow his garbage cans to be placed in the private alley at the rear of the subject property; and
2. The Applicant shall not allow construction on the subject property to displace the garbage cans currently kept in the public alley.

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: T.N. Donnelly & Co.

CAL NO.: 579-16-S

APPEARANCE FOR: Paul Kolpak

MINUTES OF MEETING:
November 18, 2016

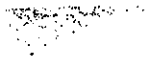
APPEARANCE AGAINST: None

PREMISES AFFECTED: 29 E. Madison Street, Suite 1215

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

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE



DEC 19 2016

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 18, 2016 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on ; and

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

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

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

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: 713 Milwaukee, LLC

CAL NO.: 580-16-Z

APPEARANCE FOR: Michael Ezgar

MINUTES OF MEETING:
November 18, 2016

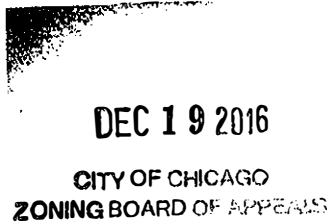
APPEARANCE AGAINST: None

PREMISES AFFECTED: 713 N. Milwaukee Avenue

NATURE OF REQUEST: Application for a variation to reduce the rear setback from the required 30' to zero for a proposed six-story, twenty-five dwelling unit building with thirteen required on-site parking spaces and a rooftop stair and enclosure with a residential roof deck.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE



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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 18, 2016 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on November 3, 2016; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the rear setback to zero for a proposed six-story, twenty-five dwelling unit building with thirteen required on-site parking spaces and a rooftop stair and enclosure with a residential roof deck; an additional variation was also granted to the subject site in Cal. No. 581-16-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.

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

APPLICANT: 713 Milwaukee, LLC

CAL NO.: 581-16-Z

APPEARANCE FOR: Michael Ezgar

MINUTES OF MEETING:
November 18, 2016

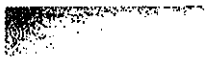
APPEARANCE AGAINST: None

PREMISES AFFECTED: 713 N. Milwaukee Avenue

NATURE OF REQUEST: Application for a variation to eliminate the one required 10' x 25' loading berth for a proposed six-story twenty five dwelling unit building with thirteen required on-site parking spaces and a roof top stair and elevator enclosure with a residential roof deck.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE



DEC 19 2016

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 18, 2016 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on November 3, 2016 ; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to eliminate the one required 10' x 25' loading berth for a proposed six-story twenty five dwelling unit building with thirteen required on-site parking spaces and a roof top stair and elevator enclosure with a residential roof deck; an additional variation was also granted to the subject site in Cal. No. 580-16-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: American Towers, LLC

CAL NO.: 582-16-S

APPEARANCE FOR:

MINUTES OF MEETING:
November 18, 2016

APPEARANCE AGAINST:

PREMISES AFFECTED: 3540 W. 63rd Street

NATURE OF REQUEST: Application for a special use to establish a 120' wireless communication monopole tower and related ground equipment.

ACTION OF BOARD-
CASE CONTINUED TO DECEMBER 16, 2016

THE VOTE

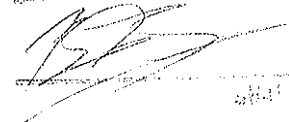
DEC 19 2016

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		
X		

APPROVED AS TO SUBSTANCE



APPROVED AS TO SUBSTANCE

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

APPLICANT: American Towers, LLC

CAL NO.: 583-16-Z

APPEARANCE FOR:

MINUTES OF MEETING:
November 18, 2016

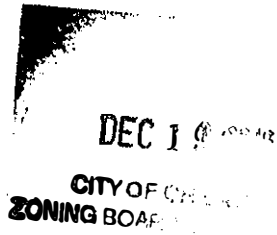
APPEARANCE AGAINST:

PREMISES AFFECTED: 3540 W. 63rd Street

NATURE OF REQUEST: Application for a variation to increase the maximum 75' height to 120' for a proposed wireless communication monopole tower.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE



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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		
X		

DEC 19 2016

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Yale C. Henderson

CAL NO.: 418-16-Z

APPEARANCE FOR: Nick Ftikas

MINUTES OF MEETING:
November 18, 2016

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1339 W. Cornelia Avenue

NATURE OF REQUEST: Application for a variation to increase the existing non-conforming floor area by no more than 15% from 2,531.82 square feet to 2,676.59 square feet for a rear one- story addition and an open stairwell to access the garage roof deck on the existing three-story single family residence.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

DEC 19 2016
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		
X		

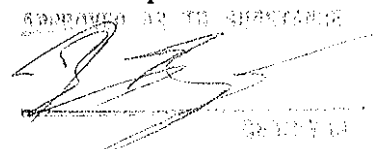
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 18, 2016 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 1, 2016 ; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to increase the existing non-conforming floor area by no more than 15% from 2,531.82 square feet to 2,676.59 square feet for a rear one- story addition and an open stairwell to access the garage roof deck on the existing three-story single family residence; an additional variation was also granted to the subject site in Cal. No. 419-16-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.



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

APPLICANT: Yale C. Henderson

CAL NO.: 419-16-Z

APPEARANCE FOR: Nick Ftikas

MINUTES OF MEETING:
November 18, 2016

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1339 W. Cornelia Avenue

NATURE OF REQUEST: Application for a variation to reduce the rear setback from the required 35.11' to 24.79', the west setback from 2.4' to 0.21' (east to be 3.44'), the combined side yard setback from 6.0' to 3.65' for a rear one-story addition and an open stair to access the garage roof deck which shall also contain the relocated rear yard open space.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

DEC 19 2016

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 18, 2016 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 1, 2016 ; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the rear setback from the required 35.11' to 24.79', the west setback from 2.4' to 0.21' (east to be 3.44'), the combined side yard setback from 6.0' to 3.65' for a rear one-story addition and an open stair to access the garage roof deck which shall also contain the relocated rear yard open space; an additional variation was also granted to the subject site in Cal. No. 418-16-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

[Signature]
CHAIRMAN

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

APPLICANT: GBH2, LLC

CAL NO.: 425-16-Z

APPEARANCE FOR:

MINUTES OF MEETING:
November 18, 2016

APPEARANCE AGAINST:

PREMISES AFFECTED: 1849 W. Grand Avenue

NATURE OF REQUEST: Application for a variation to reduce the rear yard setback from the required 30' to 0.2' on floors containing dwelling units for a rear two-story addition with an attached two-car garage, a third floor addition with a front and rear balcony, a fourth floor addition, with a rear balcony and an elevator penthouse on the existing two-story building with a new use of ground floor office space with two dwelling units above.

ACTION OF BOARD-
WITHDRAWN ON MOTION OF THE APPLICANT

THE VOTE

DEC 19 2016
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		
X		

APPROVED AS TO SUBSTANCE
[Signature]
11/18/2016

**ZONING BOARD OF APPEALS
CITY OF CHICAGO**

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



DEC 19 2016
CITY OF CHICAGO
ZONING BOARD OF APPEALS

**WWP Management LLC d/b/a Wally World
Pawn**
APPLICANT

454-16-S
CALENDAR NUMBER

8611 S. Pulaski
PREMISES AFFECTED

November 18, 2016
HEARING DATE

Jim Banks
APPEARANCE FOR APPLICANT

Ald. Curtis & Maria Kruse
OBJECTORS

NATURE OF REQUEST

Application for a special use to permit the establishment of a pawn shop.

ACTION OF BOARD

THE VOTE

The application for a special use is approved.

	APPROVE	DENY	ABSENT
Blake Sercye, Chairman	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sol Flores	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sheila O'Grady	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sam Toia	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Amanda Williams	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

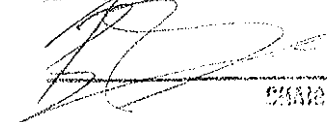
THE RESOLUTION OF THE BOARD

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals ("Board") at its regular meeting held on November 18, 2016, after due notice thereof as provided under Section 17-13-0107-B of the Chicago Zoning Ordinance ("Zoning Ordinance") and as continued without further notice as provided under Section 17-13-108-A and by publication in the *Chicago Sun-Times*; and

WHEREAS, Mr. Jim Banks, counsel for the Applicant, explained that the Applicant is proposing to establish a pawn shop within a one-story retail building which is currently located on the subject property; that the subject property is located in a B-3 zoning district and a special use is required to license the pawn shop; and

WHEREAS, Mr. Scott Kaghan, of 418 Swan Blvd., Deerfield, testified on behalf of the Applicant; that he is the co-owner and managing member of the Applicant; that the Applicant would be doing business as Wally World Pawn; that it is the Applicant's intent to operate a pawn shop and retail store at the subject property; that he has personally been

APPROVED AS TO SUBSTANCE


CHAIRMAN

in the pawn industry since 1990; that he gained experience as a manager and went on to open his own store in 1997; that over the past 20 years, he has continued to develop pawn locations in and around Chicago; that at one point, he operated as many as seven stores in the Chicago area; that he currently has three licensed locations in the Chicago area; that he is involved with both the National and the Illinois Pawnbroker's Association; that currently, he sits on the board of Directors for the Illinois Pawnbroker's Association; that he is now looking – through the Applicant – to establish a fourth Chicago area store; that he chose the subject property because he believes that there is a demand for a pawn shop in this area; that the subject property is on Pulaski Road and he anticipates he will draw customers from the large amounts of regular traffic on Pulaski Road; that in addition, being on Pulaski Road helps ensure that the proposed special use will not have any impact on the surrounding residential areas; and

WHEREAS, Mr. Kaghan then testified that the subject property is located in a B-3 zoning district; that therefore the Applicant requires a special use to establish a pawn shop at the subject property; that he intends to focus the Applicant's business at this location on the retail sale or pawning of general merchandise; that watches and jewelry are considered the Applicant's base because he is a certified GIA diamond grader; that therefore he has a background in jewels and diamonds; that he is also experienced in dealing with certain types of electronics and memorabilia; that based on his 25-plus years' experience in the pawn industry, he feels comfortable with the Applicant maintaining a broad spectrum of items at its store on the subject property; that the Applicant's store at the subject property would not only function as a pawn shop but would also function as any other retail store would; that customers will be able to visit the store and sell and buy items without a pawn transaction; that for those customers that will be utilizing the Applicant's store to pawn items, the Applicant is the only option for those customers to secure a loan as generally, the Applicant's customers do not have a business or real estate that they can put up as collateral; that a typical pawn loan is between 60 and 90 days; that the industry standard on interest is 3% per month; that the Applicant follows the industry standard; that based on current trends, he anticipates 30% of the Applicant's business to be pawn transactions; that the remaining 70% of transactions will be purchase or sales transactions; that of the pawn transactions, he anticipates that 85% of the customers will redeem their pawned items; that with respect to pawned items, the Applicant does not take in any firearms or drug paraphernalia; that the Applicant will be purchasing many items wholesale and selling them at the store, much like any other retail store; that the Applicant will offer watch and jewelry repair; and

WHEREAS, Mr. Kaghan then testified that the Applicant's store at the subject property would be about 5000 square feet; that 3000 square feet would be dedicated to product display and customer area; that 2000 square feet would be back of the house operations; that the store would open with between five and seven employees; that this would be in addition to himself as he will be serving as general manager of the store; that he would therefore be at the store personally on a day-to-day basis; that his goal is to train people and at some point, perhaps a year or two down the road, create another general manager for the store; that as the business grows, he hopes to add more employees; that the Applicant's intended hours of operation at the subject property would

be: Mondays – Fridays, 9:00 AM – 8:00 PM; Saturdays, 9:00 AM – 6:00 PM; Sundays, 9:00 AM – 5:00 PM; that in terms of security, the Applicant will have security cameras both inside and outside the store; that the Applicant will document every item taken in, both pawned as well as through a purchase; that the Applicant will keep a photo record of each person that sold or pawned an item; that the Applicant will work with the Chicago Police Department as well as the National LEDS database on a daily basis; that in order to ensure that the systems and procedures the Applicant is putting into place comply with all applicable local and state regulations, the Applicant has retained consultant Frank Esposito; that running a store correctly is very important to the Applicant; that he is making a significant commitment to insure that the Applicant's business operates and will always operate in accordance with all laws and regulations in the City; and

WHEREAS, in response to questions by the Board, Mr. Kaghan further testified he has never had any problems with any of his stores; that he has never had any problems with the City; that he has never been under citation by the City; that he has always worked hand in hand with the Chicago Police Department; that he retains employees; that he hires from the neighborhoods he goes into because those individuals know the neighborhood; and

WHEREAS, Mr. Frank Esposito testified on behalf of the Applicant; that he is a retired City police officer with 27 years of experience, 19 of these years were spent as a detective; that he then testified to his experience with the pawn industry as a City police detective; that Mr. Kaghan has been an experienced pawn operator for years and will be bringing this experience to the Applicant's new location on the subject property; that when he worked as a detective, he visited Mr. Kaghan's shops; that Mr. Kaghan and his employees were always professional and he never found a stolen item in any of Mr. Kaghan's shops; that based on his time in the City police department, he never noticed an increase in crime when a new pawn shop would open; that in his opinion, pawn shops do not cause an increase in crime in an area; that pawn shops do not have a detrimental impact on the neighborhoods where they are located but instead have a positive impact; and

WHEREAS, Mr. Terrance O'Brien testified on behalf of the Applicant; that his credentials as a MAI certified appraiser and as an expert in real estate appraisal were acknowledged by the Board; that he has physically inspected the subject property and its surrounding area; that his findings are contained in his report; that his report was submitted to and accepted by the Board; that he then briefly testified to the character of the area; that Pulaski Road is highly trafficked; that the proposed special use would be compatible with the area given the fact that this area of Pulaski has numerous businesses and as testified to by Mr. Kaghan, the Applicant's store will be a combination retail and financial loan facility; that it is not unusual to find these types of facilities on primary thoroughfares; that there are several other financial institutions on Pulaski; that the proposed special use is quite similar and compatible with other uses along Pulaski and 87th Street; that the proposed special use: (1) is compatible with all standards of this Zoning Ordinance; (2) is in the interest of the public convenience because there are no other pawn shops within the City limits within a two-and-a-half to three mile radius of

the subject property and will not have a significant adverse impact on the general welfare of the neighborhood; (3) is compatible with the character of the surrounding area in terms of site planning, building scale and project design because it is a single-story structure with adequate on-site parking; (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 because the hours of operation will be quite similar to other retail and financial institutions, the traffic generated by the special use will not be substantial and there is adequate on-site parking, and the exterior lighting will not spill over onto adjoining parking; (5) is designed to promote pedestrian safety and comfort; and

WHEREAS, Ms. Maria Kruse, of 3932 W. 85th Street, testified in objection to the application; that less than half-a-mile away (five blocks) is a pawnshop in Hometown Plaza in Hometown, Illinois; that therefore she objects to a pawnshop at this location; that she had with her a petition of people on her block that were also in objection to a pawnshop at this location; that she fears what a pawn shop can bring into her neighborhood; that she fears her home will be broken into while she is away and that her television will be stolen; and

WHEREAS, the Board inquired if Ms. Kruse had ever experienced any crime relating to the pawn shop located five blocks away; and

WHEREAS, Ms. Kruse testified her garage had never been broken into; that some of her neighbors have had their garages broken into; that she does not know if her neighbors' belongings were taken to the pawn shop in Hometown Plaza; and

WHEREAS, Mr. George Blakemore, address unknown, testified in objection to the application; and

WHEREAS, Alderman Curtis testified in objection to the application; that there is already a pawnshop nearby in Hometown Plaza; that there is a negative perception of the pawn industry; that his community is not against the Applicant personally, but it is against the pawn industry; and

WHEREAS, in rebuttal, Mr. Banks explained that there is no correlation between the establishment of a pawn shop and an increase in crime; that Mr. O'Brien's report cites two specific locations of pawn shops where it shows crimes prior to the establishment of the pawn shop and after the store opened; that in both instances, there was zero increase in crime; that further, Mr. Esposito's prior testimony was that a pawn shop absolutely does not increase crime; and

WHEREAS, in response to questions by the Board regarding Mr. O'Brien's report, Mr. O'Brien further testified as to the studies alluded to by Mr. Banks and cited therein; and

WHEREAS, Mr. Kaghan further testified that he developed and opened the pawnshop in Hometown Plaza in 1997 with three partners; that he knows every nook and cranny of the neighborhood; that in 2010 he was forced to sell the Hometown Plaza pawn shop under duress as his two other partners wished to retire from the business; that he spent 14 years physically in the neighborhood; that he personally knows there is a need for the Applicant's proposed pawn shop in the area; and

WHEREAS, the staff of the Department of Planning and Development recommended approval of the proposed special use; now, therefore,

THE ZONING BOARD OF APPEALS having fully heard the testimony and arguments of the parties and being fully advised, 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 this 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 very credibly testified to by Mr. O'Brien, Mr. Esposito and Mr. Kaghan.
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 because the proposed special use will be housed in a single-story structure with adequate on-site parking.
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 because the hours of operation will be quite similar to other retail and financial institutions, the traffic generated by the special use will not be substantial and there is adequate on-site parking, and the exterior lighting will not spill over onto adjoining properties.
5. The proposed special use is designed to promote pedestrian safety and comfort because it is utilizing an existing single-story structure with adequate on-site parking.

RESOLVED, the Board finds that the Applicant has proved its case by testimony and evidence covering the five specific criteria of Section 17-13-0905-A of the Chicago Zoning Ordinance.

RESOLVED, the aforesaid special use application is hereby approved, and the Zoning Administrator is authorized to permit said special use.

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: Kenneth Rose

CAL NO.: 501-16-Z

APPEARANCE FOR: Mark Kupiec

MINUTES OF MEETING:
November 18, 2016

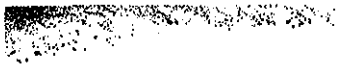
APPEARANCE AGAINST: None

PREMISES AFFECTED: 2116 W. Moffat Street

NATURE OF REQUEST: Application for a variation to reduce the rear setback from the required 28.0' to 1.0', the west setback from 2.88' to 0.07' (east to be 3.01'), the combined side setback from 7.2' to 3.08' for a roof deck on the existing garage, a pergola above the garage and a pergola above an existing rear open deck.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE



DEC 19 2016

CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
RECUSED		
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 November 18, 2016 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on October 6, 2016 ; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of facts 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 1.0', the west setback to 0.07' (east to be 3.01'), the combined side setback to 3.08' for a roof deck on the existing garage, a pergola above the garage and a pergola above an existing rear open deck; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Clark Orleans Holdings, Inc.

CAL NO.: 502-16-S

APPEARANCE FOR: Thomas Moore

MINUTES OF MEETING:
November 18, 2016

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2035 N. Orleans Street

NATURE OF REQUEST: Application for a special use to establish residential use below the second floor for an existing three-story building to be converted from a garage to a ten dwelling unit building with twenty-ground floor parking spaces on the ground floor and a fourth and fifth floor addition with rooftop stair/elevator enclosures and mechanical room enclosures with roof deck.

ACTION OF BOARD-
APPLICATION GRANTED

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		
X		

DEC 19 2016

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**


THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 18, 2016 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on October 6, 2016 ; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of facts and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a residential use below the second floor for an existing three-story building to be converted from a garage to a ten dwelling unit building with twenty-ground floor parking spaces on the ground floor and a fourth and fifth floor addition with rooftop stair/elevator enclosures and mechanical room enclosures with roof deck ; additional variation were also granted to the subject site in Cal. No. 503-16-Z, 504-16- and 505-16-Z; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The development is consistent with the design and layout of the plans, dated September 29, 2016, prepared by Sullivan Goulette and Wilson Architects.

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


 CHAIRMAN

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

APPLICANT: Clark Orleans Holdings, Inc. **CAL NO.:** 503-16-Z
APPEARANCE FOR: Thomas Moore **MINUTES OF MEETING:**
 November 18, 2016
APPEARANCE AGAINST: None
PREMISES AFFECTED: 2035 N. Orleans Street

NATURE OF REQUEST: Application for a variation to eliminate the one required loading berth for an existing three-story building being converted from a parking garage into ten dwelling units with twenty-eight ground floor parking spaces, fourth and fifth floor additions with rooftop stair/ elevator enclosure and mechanical room enclosures with rood deck.

**ACTION OF BOARD-
 VARIATION GRANTED**

THE VOTE

DEC 19 2016

**CITY OF CHICAGO
 ZONING BOARD OF APPEALS**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		
X		


THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 18, 2016 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on October 6, 2016 ; and

WHEREAS, the Zoning Board of Appeals, having fully reviewed the proposed finding facts and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to eliminate the one required loading berth for an existing three-story building being converted from a parking garage into ten dwelling units with twenty-eight ground floor parking spaces, fourth and fifth floor additions with rooftop stair/ elevator enclosure and mechanical room enclosures with rood deck; a special use was also granted to the subject site in Cal. No. 502-16-S as well as additional variations in Cal. No. 504-16-Z and 505-16-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: Clark Orleans Holdings, Inc.

CAL NO.: 504-16-Z

APPEARANCE FOR: Thomas Moore

MINUTES OF MEETING:
November 18, 2016

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2035 N. Orleans Street

NATURE OF REQUEST: Application for a variation to increase the maximum height not to exceed 10% of the allowed 60' to 65' for a three-story building being converted from a garage to a ten dwelling unit building with twenty ground floor parking spaces, a fourth and fifth floor addition with rooftop stair/ elevator enclosure and mechanical room enclosures with rood deck.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

DEC 19 2016

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 18, 2016 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on October 6, 2016 ; and

WHEREAS, the Zoning Board of Appeals, having fully reviewed the proposed finding facts and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to increase the maximum height not to exceed 10% of the allowed 60' to 65' for a three-story building being converted from a garage to a ten dwelling unit building with twenty ground floor parking spaces, a fourth and fifth floor addition with rooftop stair/ elevator enclosure and mechanical room enclosures with rood deck; a special use was also granted to the subject site in Cal. No. 502-16-S as well as additional variations in Cal. No. 503-16-Z and 505-16-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 CONTENTS
[Signature]
SECRETARY

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

APPLICANT: Clark Orleans Holdings, Inc. **CAL NO.:** 505-16-Z
APPEARANCE FOR: Thomas Moore **MINUTES OF MEETING:** November 18, 2016
APPEARANCE AGAINST: None
PREMISES AFFECTED: 2035 N. Orleans Street

NATURE OF REQUEST: Application for a variation to reduce the rear setback from the required 30' to 14.55' for an existing three-story building to be converted from a garage to a ten dwelling unit building with twenty-ground floor parking spaces on the ground floor and a fourth and fifth floor addition with rooftop stair/elevator enclosures and mechanical room enclosures with roof deck.

**ACTION OF BOARD-
 VARIATION GRANTED**

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		
X		

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

DEC 19 2016

**CITY OF CHICAGO
 ZONING BOARD OF APPEALS**

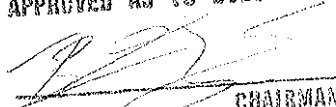
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 18, 2016 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on October 6, 2016 ; and

WHEREAS, the Zoning Board of Appeals, having fully reviewed the proposed finding facts 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 14.55' for an existing three-story building to be converted from a garage to a ten dwelling unit building with twenty-ground floor parking spaces on the ground floor and a fourth and fifth floor addition with rooftop stair/elevator enclosures and mechanical room enclosures with roof deck; a special use was granted to the subject site in Cal. No. 502-16-S as well as additional variations in Cal. No. 503-16-Z and 504-16-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: Monroe Street Church of Christ **CAL NO.:** 506-16-S
APPEARANCE FOR: John P. Wise **MINUTES OF MEETING:**
 November 18, 2016
APPEARANCE AGAINST: None
PREMISES AFFECTED: 3355 W. Fifth Avenue

NATURE OF REQUEST: Application for a special use to establish a one-story three-hundred seat religious assembly with thirty-eight on-site parking spaces.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

DEC 19 2016
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 18, 2016 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on October 6, 2016 ; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of facts and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish one-story three-hundred seat religious assembly with thirty-eight on-site parking spaces ;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; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The development is consistent with the design and layout of the 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

[Handwritten Signature]
 CHAIRMAN

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

APPLICANT:

THR Ontario, LLC c/o Dan Unger

CAL NO.: 509-16-Z

APPEARANCE FOR:

MINUTES OF MEETING:

November 18, 2016

APPEARANCE AGAINST:

PREMISES AFFECTED:

243 E. Ontario Street

NATURE OF REQUEST: Application for a variation to reduce the length of the required two, fifty-foot, off street loading spaces from the required 10' x 50' to 10' x 25' to serve a proposed twenty-story, three-hundred eighty one room hotel.

ACTION OF BOARD-

WITHDRAWN ON MOTION OF THE APPLICANT

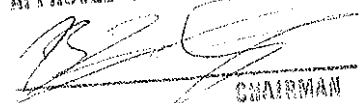
THE VOTE

DEC 19 2016
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		
X		

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: 747 N. May Street Investors, LLC

CAL NO.: 511-16-S

APPEARANCE FOR: Michael Ezgar

MINUTES OF MEETING:
November 18, 2016

APPEARANCE AGAINST: None

PREMISES AFFECTED: 747 N. May Street

NATURE OF REQUEST: Application for a special use to convert an existing three-story office building into a twenty-two room hotel.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

DEC 19 2016

CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 18, 2016 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on October 6, 2016 ; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of facts and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to convert an existing three-story office building into a twenty-two room hotel; 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; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The development complies with all applicable standards for hotels found in Titles 3, Revenue and Finance; 4, Businesses, Occupations and Consumer Protection; 7, Health and Safety; 13, Buildings and Construction; 15, Fire Prevention; and 17, Chicago Zoning Ordinance of the Municipal Code of Chicago and all other applicable state and federal requirements.

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

Handwritten signature and stamp

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

APPLICANT: 747 N. May Street Investors, LLC

CAL NO.: 512-16-S

APPEARANCE FOR: Michael Ezgar

MINUTES OF MEETING:
November 18, 2016

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1139-41 W. Chicago Avenue

NATURE OF REQUEST: Application for a special use to establish an accessory, twelve space parking lot to serve a proposed twenty-two room hotel located at 747 N. May Street

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

DEC 19 2016

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		
X		

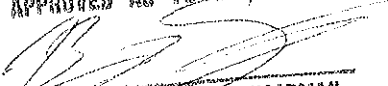
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 18, 2016 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on October 6, 2016 ; and

WHEREAS, the Zoning Board of Appeals, 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 accessory, twelve space parking lot to serve a proposed twenty-two room hotel located at 747 N. May Street; 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; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The development is consistent with the design and layout in the site plan dated August 1, 2016, prepared by Gansari and Associates, LLC.

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

APPROVED AS TO SUBSTANCE

CHAIRMAN