

ZBA
RESOLUTIONS
OCTOBER 19, 2018

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

APPLICANT: Alberto Burgos dba Nuevo Estilo Beauty Salon

CAL NO.: 519-18-S

APPEARANCE FOR: Same as Applicant

MINUTES OF MEETING:
October 19, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 4003 W. Fullerton Avenue

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

**ACTION OF BOARD-
APPLICATION APPROVED**

THE VOTE

RECEIVED

NOV 19 2018

CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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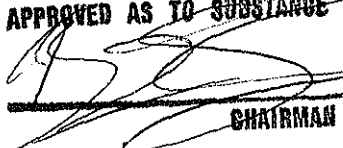
THE RESOLUTION:

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

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

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

APPLICANT: True Blue, Inc.

CAL NO.: 520-18-S

APPEARANCE FOR: Scott Borstein

MINUTES OF MEETING:
October 19, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3924 S. Archer Avenue, Unit B

NATURE OF REQUEST: Application for a special use to establish a temporary staffing/day labor employment agency.

**ACTION OF BOARD-
APPLICATION APPROVED**

THE VOTE

RECEIVED

NOV 19 2018

CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
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		X

THE RESOLUTION:

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

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

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

APPLICANT: Jeff Hallead CAL NO.: 521-18-S

APPEARANCE FOR: Mark Kupiec MINUTES OF MEETING:
October 19, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 5040 N. Clark Street

NATURE OF REQUEST: Application for a special use to establish an animal day care and boarding kennel facility.

**ACTION OF BOARD-
APPLICATION APPROVED**

THE VOTE

RECEIVED

NOV 19 2018

CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
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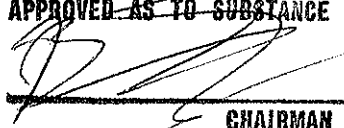
THE RESOLUTION:

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

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

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

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: 1759 Campbell, LLC
APPEARANCE FOR: Michael Ezgur
APPEARANCE AGAINST: None
PREMISES AFFECTED: 1759 N. Campbell Avenue

CAL NO.: 522-18-Z

MINUTES OF MEETING:
 October 19, 2018

NATURE OF REQUEST: Application for a variation to reduce the rear setback from 35.24' to 31.37'* for a proposed four-story, three dwelling unit building with roof top stairway enclosures, roof deck, rear open porch and three covered parking stalls.

**ACTION OF BOARD-
 VARIATION GRANTED**

THE VOTE

RECEIVED

NOV 19 2018

CITY OF CHICAGO
 ZONING BOARD OF APPEALS

BLAKE SERCYE
 SHAINA DOAR
 SOL FLORES
 SAM TOIA
 AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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		X

THE RESOLUTION:

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

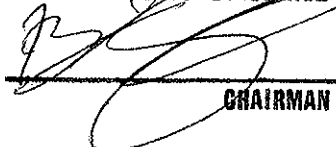
WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the rear setback to 31.37'* for a proposed four-story, three dwelling unit building with roof top stairway enclosures, roof deck, rear open porch and three covered parking stalls; an additional variation was granted to the subject property in Cal. No. 523-18-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

*Amended at Hearing

APPROVED AS TO SUBSTANCE



 CHAIRMAN

APPLICANT: 1759 Campbell, LLC

CAL NO.: 523-18-Z

APPEARANCE FOR: Michael Ezgur

MINUTES OF MEETING:
October 19, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1759 N. Campbell Avenue

NATURE OF REQUEST: Application for a variation to reduce the rear yard open space from the required 147.99 square feet to zero for a proposed four-story, three dwelling unit building with rooftop stair enclosures, roof deck, rear open porch and three covered parking spaces.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

RECEIVED

NOV 19 2018

CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
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		X

THE RESOLUTION:

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WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the rear yard open space to zero for a proposed four-story, three dwelling unit building with rooftop stair enclosures, roof deck, rear open porch and three covered parking spaces; an additional variation was granted to the subject property in Cal. No. 522-18-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE



CHAIRMAN

APPLICANT: 75th Street Entertainment, Inc.

CAL NO.: 524-18-Z

APPEARANCE FOR: Thomas Raines

MINUTES OF MEETING:

APPEARANCE AGAINST: None

October 19, 2018

PREMISES AFFECTED: 1530-32 E. 75th Street

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

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

RECEIVED

NOV 19 2018

CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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		X

THE RESOLUTION:

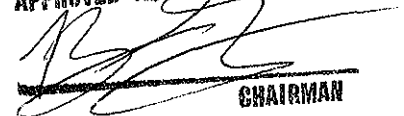
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held October 19, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-times on October 5, 2018; and

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

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

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

APPROVED AS TO SUBSTANCE


CHAIRMAN

APPLICANT: Edwin S. Del Hierro

CAL NO.: 525-18-Z

APPEARANCE FOR: Thomas Moore

MINUTES OF MEETING:
October 19, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2244 N. Magnolia Avenue

NATURE OF REQUEST: Application for a variation to reduce the rear setback from the required 34.76' to 22.24' for a proposed rear addition to an existing single family residence.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

RECEIVED

NOV 19 2018

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

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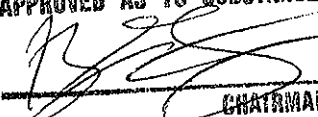
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WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 19, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on October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

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the rear setback to 22.24' for a proposed rear addition to an existing single family residence; two additional variations were granted to the subject property in Cal. Nos. 526-18-Z and 527-18-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

APPLICANT: Edwin S. Del Hierro

CAL NO.: 526-18-Z

APPEARANCE FOR: Thomas Moore

MINUTES OF MEETING:
October 19, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2244 N. Magnolia Avenue

NATURE OF REQUEST: Application for a variation to increase the existing floor area by no more than 15% from 3,501.74 square feet to 3,843.6 square feet for a proposed rear addition and a trellis above the garage that serves the existing single family residence.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

RECEIVED

NOV 19 2018

CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
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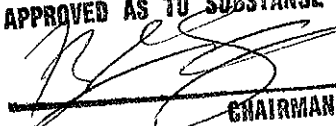
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WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to increase the existing floor area by no more than 15% to 3,843.6 square feet for a proposed rear addition and a trellis above the garage that serves the existing single family residence; two additional variations were granted to the subject property in Cal. Nos. 525-18-Z and 527-18-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

APPLICANT: Edwin S. Del Hierro

CAL NO.: 527-18-Z

APPEARANCE FOR: Thomas Moore

MINUTES OF MEETING:
October 19, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2244 N. Magnolia Avenue

NATURE OF REQUEST: Application for a variation to relocate the required rear yard open space to deck to be located on the garage.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

RECEIVED

NOV 19 2018

CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
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AFFIRMATIVE	NEGATIVE	ABSENT
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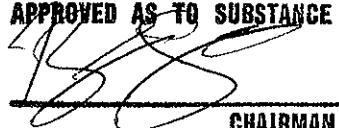
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WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to relocate the required rear yard open space to deck to be located on the garage; two additional variations were granted to the subject property in Cal. Nos. 525-18-Z and 526-18-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

APPLICANT: 2805 Eastwood, LLC

CAL NO.: 528-18-Z

APPEARANCE FOR: Nicholas Ftikas

MINUTES OF MEETING:
October 19, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2805 W. Eastwood Avenue

NATURE OF REQUEST: Application for a variation to reduce the front setback from the required 54.417' to 28.093', east setback from 4' to 3' (west to be 4'), combined side setback from 9' to 7', rear setback from 33.60' to 28.093, rear yard open space from 400 square feet to 268 square feet for a proposed two-story, single family residence.

ACTION OF BOARD-
Continued to November 16, 2018 at 2:00 p.m.

THE VOTE

RECEIVED

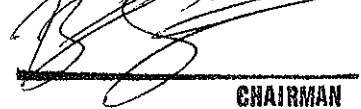
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CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
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AFFIRMATIVE	NEGATIVE	ABSENT
X		
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APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Art Gurevich-Pershing Oakwood Development, LLC

CAL NO.: 529-18-Z

APPEARANCE FOR: Same as Applicant

MINUTES OF MEETING:
October 19, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3901 S. Lake Park Avenue – Units A,B,C,D,E

NATURE OF REQUEST: Application for a variation to reduce the garage door setback to a property line abutting a public street from 20' to 5' for a proposed four-story, five dwelling unit townhome building with attached garages.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

RECEIVED

NOV 19 2018

CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
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AFFIRMATIVE	NEGATIVE	ABSENT
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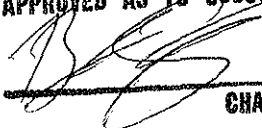
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WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the garage door setback to a property line abutting a public street to 5' for a proposed four-story, five dwelling unit townhome building with attached garages; a related variation was granted to the subject property in Cal. No. 530-18-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Art Gurevich-Pershing Oakwood Development, LLC

CAL NO.: 530-18-Z

APPEARANCE FOR: Same as Applicant

MINUTES OF MEETING:
October 19, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3901 S. Lake Park Avenue – Units F,G,H,I,J,K

NATURE OF REQUEST: Application for a variation to reduce the garage door setback to a property line abutting a public street from the required 20' to 5' for a proposed four-story, five dwelling unit townhouse building with attached garages.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

RECEIVED

NOV 19 2018

CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
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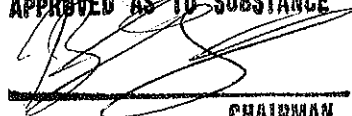
THE RESOLUTION:

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

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the garage door setback to a property line abutting a public street to 5' for a proposed four-story, five dwelling unit townhouse building with attached garages; a related variation was granted to the subject property in Cal. No. 529-18-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

APPLICANT: CLJ Building Account **CAL NO.:** 531-18-Z
APPEARANCE FOR: Same as Applicant **MINUTES OF MEETING:**
 October 19, 2018
APPEARANCE AGAINST: None
PREMISES AFFECTED: 2053-55 E. 81st Street / 8102-06 S. Clyde Avenue

NATURE OF REQUEST: Application for a variation to reduce the rear yard setback from the required 37.58' to zero to legalize an existing 7' high chain link fence with two walk gates to the existing three-story, brick building.

**ACTION OF BOARD-
 VARIATION GRANTED**

THE VOTE

RECEIVED
 NOV 19 2018
 CITY OF CHICAGO
 ZONING BOARD OF APPEALS

BLAKE SERCYE
 SHAINA DOAR
 SOL FLORES
 SAM TOIA
 AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X


THE RESOLUTION:

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

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the rear yard setback to zero to legalize an existing 7' high chain link fence with two walk gates to the existing three-story, brick building; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

APPLICANT: Chicago Title and Land Trust 80023661424

CAL NO.: 532-18-Z

APPEARANCE FOR: E. Daniel Box

MINUTES OF MEETING:

October 19, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3721 N. Parkview Terrace

NATURE OF REQUEST: Application for a variation to reduce the east front setback from 15' to zero, north setback from 7.47' to zero to allow a 7' to 9' high fence with stone piers and a 4' north side setback to allow open access stair to the garage roof deck that serves an existing single family residence.

ACTION OF BOARD-

Continued to November 16, 2018 at 2:00 p.m.

THE VOTE

RECEIVED

NOV 19 2018

CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

APPROVED AS TO SUBSTANCE


CHAIRMAN

APPLICANT: Skyline View Chicago, LLC

CAL NO.: 533-18-S

APPEARANCE FOR: Tyler Manic

MINUTES OF MEETING:
October 19, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 5107 S. Blackstone Avenue

NATURE OF REQUEST: Application for a special use to establish an outdoor roof top patio.

**ACTION OF BOARD-
APPLICATION APPROVED**

THE VOTE

RECEIVED

NOV 19 2018

CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
RECUSED		
		X

THE RESOLUTION:

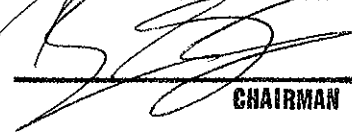
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 19, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-times on October 5, 2018; and

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

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): provided the special use is issued solely to the applicant, Skyline View Chicago, LLC, and the development is consistent with the design and layout of the floor plan dated October 6, 2017, prepared by Shive-Hattery Architecture and Engineering.

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

APPROVED AS TO SUBSTANCE



CHAIRMAN

APPLICANT: 1913 Northco, LLC

CAL NO.: 534-18-Z

APPEARANCE FOR: Thomas Raines

MINUTES OF MEETING:
October 19, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1913-17 W. North Avenue

NATURE OF REQUEST: Application for a special use to establish an outdoor roof top patio to serve an existing restaurant.

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

THE VOTE

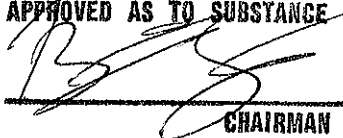
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NOV 19 2018

CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

APPROVED AS TO SUBSTANCE

CHAIRMAN

APPLICANT: 1913 Northco, LLC

CAL NO.: 535-18-Z

APPEARANCE FOR: Thomas Raines

MINUTES OF MEETING:

October 19, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1913-17 W. North Avenue

NATURE OF REQUEST: Application for a variation to establish a transit served location to allow a reduction of the on-site required parking by up to 100% for a proposed outdoor roof top patio to serve and existing restaurant.

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

THE VOTE

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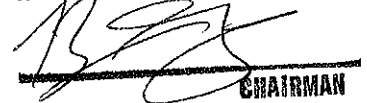
NOV 19 2018

CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

APPROVED AS TO SUBSTANCE


CHAIRMAN

APPLICANT: Linda Scalia
APPEARANCE FOR: Same as Applicant
APPEARANCE AGAINST: None
PREMISES AFFECTED: 438 W. 31st Street

CAL NO.: 536-18-S

MINUTES OF MEETING:
October 19, 2018

NATURE OF REQUEST: Application for a special use to convert the existing ground floor personal service into part of the existing ground floor residential dwelling unit in an existing three-story, three dwelling unit building.

**ACTION OF BOARD-
APPLICATION APPROVED**

THE VOTE

RECEIVED

NOV 19 2018

CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
		X

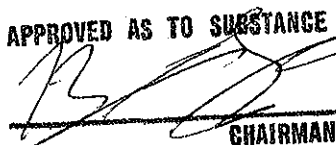
THE RESOLUTION:

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

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

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): provided the development is consistent with the design and layout of the front elevation dated July 23, 2018, as well as the floor plans dated August 1, 2018, all prepared by ObraWerks.

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

APPLICANT: Maquella Management, LLC

CAL NO.: 537-18-S

APPEARANCE FOR: Sara Barnes

MINUTES OF MEETING:
October 19, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 5252 S. Archer Avenue

NATURE OF REQUEST: Application for a special use to establish a six pump gas station with an accessory one-story retail sales and restaurant with drive-through use building and a two-story car wash use building.

ACTION OF BOARD-
Continued to November 16, 2018 at 2:00 p.m.

THE VOTE


RECEIVED

NOV 19 2018

CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

APPROVED AS TO SUBSTANCE

CHAIRMAN

APPLICANT: Maquella Management, LLC

CAL NO.: 538-18-S

APPEARANCE FOR: Sara Barnes

MINUTES OF MEETING:
October 19, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 5252 S. Archer Avenue

NATURE OF REQUEST: Application for a special use to establish a drive through facility for a proposed accessory restaurant on a lot containing a gas station, a retail sales building and a car wash building.

ACTION OF BOARD-
Continued to November 16, 2018 at 2:00 p.m.

THE VOTE

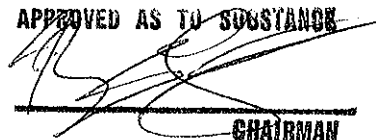
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NOV 19 2018

CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

APPROVED AS TO SUBSTANCE

CHAIRMAN

APPLICANT: Marc Zahr

CAL NO.: 539-18-Z

APPEARANCE FOR: Rolando Acosta

MINUTES OF MEETING:
October 19, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2030 N. Honore Street

NATURE OF REQUEST: Application for a variation to reduce the rear setback from the required 35' to 22.33', south setback from 3.84' to zero, (north to be zero), combined side setback from 9.6' to zero, for a proposed rear one story addition and three car attached garage with roof deck and access stair.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

RECEIVED

NOV 19 2018

CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
		X

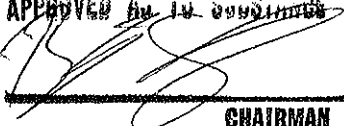
THE RESOLUTION:

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

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the rear setback to 22.33', south setback to zero, (north to be zero), combined side setback to zero, for a proposed rear one story addition and three car attached garage with roof deck and access stair; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED BY THE CHAIRMAN

CHAIRMAN

APPLICANT: Marc Zahr

CAL NO.: 540-18-Z

APPEARANCE FOR: Roland Acosta

MINUTES OF MEETING:
October 19, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2030 N. Honore Street

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 643.1 square feet to allow 643.85 square feet of the new attached three-car garage to be located in the required rear setback.

ACTION OF BOARD-
VARIATION WITHDRAWN

THE VOTE

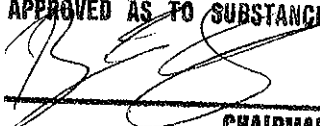
RECEIVED

NOV 19 2018

CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

APPROVED AS TO SUBSTANCE

CHAIRMAN

APPLICANT: Precise Development Inc.

CAL NO.: 541-18-Z

APPEARANCE FOR: Nicholas Ftikas

MINUTES OF MEETING:
October 19, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1624 W. Blackhawk Street

NATURE OF REQUEST: Application for a variation to reduce the front setback from the required 9' to 5', rear setback from 22.5' to 2', east and side setbacks from 3.84' to 3' each for a total of 6' from the required 9.6' for a proposed three-story, four dwelling unit building with a detached two-car garage.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

RECEIVED

NOV 19 2018

CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

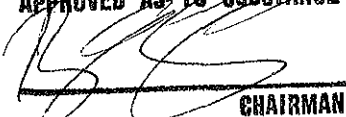
THE RESOLUTION:

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

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the front setback to 5', rear setback to 2', east and side setbacks to 3' each for a total of 6' from the required 9.6' for a proposed three-story, four dwelling unit building with a detached two-car garage; an additional variation were granted to the subject property in Cal. Nos. 542-18-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Precise Development Inc.

CAL NO.: 542-18-Z

APPEARANCE FOR: Nicholas Ftikas

MINUTES OF MEETING:
October 19, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1624 W. Blackhawk Street

NATURE OF REQUEST: Application for a variation to relocate the required 234 square feet of required rear yard open space on the roof levels of the proposed detached garages that will serve a proposed three-story, four dwelling unit building.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

RECEIVED

NOV 19 2018

CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

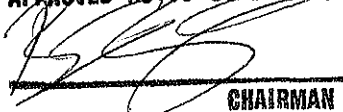
THE RESOLUTION:

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

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to relocate the required 234 square feet of required rear yard open space on the roof levels of the proposed detached garages that will serve a proposed three-story, four dwelling unit building; an additional variation was granted to the subject property in Cal. Nos. 541-18-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Montana-Lincoln Park, LLC

CAL NO.: 543-18-Z

APPEARANCE FOR: Nicholas Ftikas

MINUTES OF MEETING:
October 19, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 936 W. Montana Street

NATURE OF REQUEST: Application for a variation to reduce the front setback from the required 11.22' to 8', west setback from 6' to zero, east setback from 6' to zero, combined side setback from 15' to zero, rear setback from 34.5' to 1', the setback from the rear property line to enclosed parking from 2' to 1' for a proposed four-story, eight dwelling unit building with roof deck, three roof top stair enclosures and an attached nine car garage with roof decks and pergolas.

ACTION OF BOARD-

Continued to November 16, 2018 at 2:00 p.m.

THE VOTE


RECEIVED

NOV 19 2018

CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Montana-Lincoln Park, LLC

CAL NO.: 544-18-Z

APPEARANCE FOR: Nicholas Ftikas

MINUTES OF MEETING:
October 19, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 936 W. Montana Street

NATURE OF REQUEST: Application for a variation to increase the maximum height from 47' to 50.83' which is not more than 8.15% increase of the allowable height for a proposed four-story, eight dwelling unit building with roof deck, three roof top stair enclosures and an attached nine car garage with roof decks and pergolas.

ACTION OF BOARD-
Continued to November 16, 2018 at 2:00 p.m.

THE VOTE

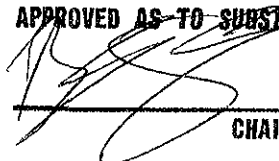
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NOV 19 2018

CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Montana-Lincoln Park, LLC
APPEARANCE FOR: Nicholas Ftikas
APPEARANCE AGAINST: None
PREMISES AFFECTED: 936 W. Montana Street

CAL NO.: 545-18-Z

MINUTES OF MEETING:
October 19, 2018

NATURE OF REQUEST: Application for a variation to relocate the required rear yard open space to the roof of a proposed attached nine-car private garage which will serve a proposed four-story, eight dwelling unit building.

ACTION OF BOARD-
Continued to November 16, 2018 at 2:00 p.m.

THE VOTE

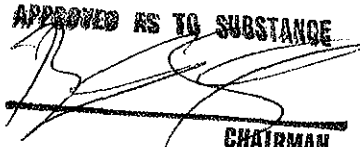
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NOV 19 2018

CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Carheen Construction Co.

CAL NO.: 546-18-Z

APPEARANCE FOR: Thomas Moore

MINUTES OF MEETING:
October 19, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2507-09 N. Southport Avenue

NATURE OF REQUEST: Application for a variation to reduce the rear setback from the required 37'-6" to 2', north setback from 4' to zero (south to be zero), combined side setback from 10' to zero for a proposed roof deck on an existing garage to be accessed by a bridge from the rear of the existing three-story building.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

RECEIVED

NOV 19 2018

CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

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

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

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

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

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Coen Developers, LLC

CAL NO.: 547-18-Z

APPEARANCE FOR: Thomas Moore

MINUTES OF MEETING:
October 19, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2511 N. Southport Avenue

NATURE OF REQUEST: Application for a variation to reduce the rear setback from the required 37'-6" to 2', north setback from 2' to zero (south to be zero), combined side setback from 5' to zero for a proposed roof deck on an existing garage which shall be accessed by a bridge from the rear of the existing three-story building.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

RECEIVED

NOV 19 2018

CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

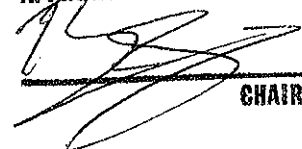
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 19, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on October 5, 2018; and

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

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

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

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: 219 S. Hamilton, LLC

CAL NO.: 548-18-Z

APPEARANCE FOR: Nicholas Ftikas

MINUTES OF MEETING:
October 19, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 219 S. Hamilton Avenue

NATURE OF REQUEST: Application for a variation to reduce the front setback from the required 15' to 6', north setback from 3.84' to 3' (south to be 3'), combined side setback from 9.6' to 6' for a proposed four-story, six dwelling unit building with roof deck, rear balconies and detached six-car garage.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

RECEIVED

NOV 19 2018

CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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X		
		X

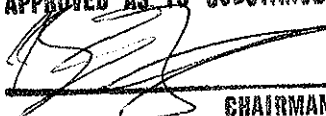
THE RESOLUTION:

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

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the front setback to 6', north setback to 3' (south to be 3'), combined side setback to 6' for a proposed four-story, six dwelling unit building with roof deck, rear balconies and detached six-car garage; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Labiba Kouk c/b/a Fade by Jay **CAL NO.:** 549-18-S
APPEARANCE FOR: Same as Applicant **MINUTES OF MEETING:**
October 19, 2018
APPEARANCE AGAINST: None
PREMISES AFFECTED: 3433 N. Harlem Avenue

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

**ACTION OF BOARD-
APPLICATION APPROVED**

THE VOTE

RECEIVED

NOV 19 2018

CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		
		X

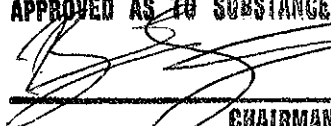
THE RESOLUTION:

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

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

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

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: Tim Weber/Tanu Inc. d/b/a Restoration Salon

CAL NO.: 550-18-S

APPEARANCE FOR: Same as Applicant

MINUTES OF MEETING:
October 19, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1515 W. Berwyn Avenue

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

**ACTION OF BOARD-
APPLICATION APPROVED**

THE VOTE

RECEIVED

NOV 19 2018

CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		
		X


THE RESOLUTION:

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

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

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

APPLICANT: Arranmore Enterprises, LLC 3656-58 Bernard Series

CAL NO.: 551-18-Z

APPEARANCE FOR: Nicholas Ftikas

MINUTES OF MEETING:
October 19, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3441 W. Waveland Avenue / 3658 N. Bernard Street

NATURE OF REQUEST: Application for a variation to reduce the non-street side south setback from the required 4.12' to zero, rear setback from 37.64' to zero, for an existing rear two-story open porch, an un-enclosed rear parking space for the existing two-story building being de-converted from nine dwelling units to the original eight dwelling units.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

RECEIVED

NOV 19 2018

CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		
		X


THE RESOLUTION:

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

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the non-street side south setback to zero, rear setback to zero, for an existing rear two-story open porch, an un-enclosed rear parking space for the existing two-story building being de-converted from nine dwelling units to the original eight dwelling units; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

APPLICANT: Robert Biodrowski

CAL NO.: 552-18-Z

APPEARANCE FOR: C. Harrison Cooper

MINUTES OF MEETING:
October 19, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3719-21 N. Wayne Avenue

NATURE OF REQUEST: Application for a variation to reduce the rear setback from the required 34.66' to 22.75' for a proposed open bridge access from the existing single family residence to the proposed garage roof deck and trellis.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

RECEIVED

NOV 19 2018

CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		
		X


THE RESOLUTION:

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

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the rear setback to 22.75' for a proposed open bridge access from the existing single family residence to the proposed garage roof deck and trellis; 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: Flower's Braiding Boutique

CAL NO.: 553-18-S

APPEARANCE FOR: Paul Kolpak

MINUTES OF MEETING:
October 19, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1949 W. Howard Street

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

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

RECEIVED

NOV 19 2018

CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		
		X

THE RESOLUTION:

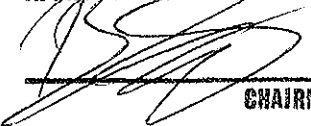
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held October 19, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-times on October 5, 2018; and

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

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): provided the special use is issued solely to the applicant, Flower's Braiding Boutique, 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: Amanda King / Tattoo Avenue, LLC

CAL NO.: 554-18-S

APPEARANCE FOR: Same as Applicant

MINUTES OF MEETING:
October 19, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 5122 N. Lincoln Avenue

NATURE OF REQUEST: Application for a special use to establish a body art / piercing facility.

**ACTION OF BOARD-
APPLICATION APPROVED**

THE VOTE

RECEIVED

NOV 19 2018

CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		
		X

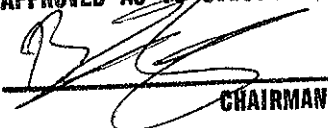
THE RESOLUTION:

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

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

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

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: Sara Zabadneh
APPEARANCE FOR: Same as Applicant
APPEARANCE AGAINST: None
PREMISES AFFECTED: 2504 W. Division Street

CAL NO.: 555-18-S

MINUTES OF MEETING:
 October 19, 2018

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

**ACTION OF BOARD-
 APPLICATION APPROVED**

THE VOTE

RECEIVED

NOV 19 2018

CITY OF CHICAGO
 ZONING BOARD OF APPEALS

BLAKE SERCYE
 SHAINA DOAR
 SOL FLORES
 SAM TOIA
 AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
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		X

THE RESOLUTION:

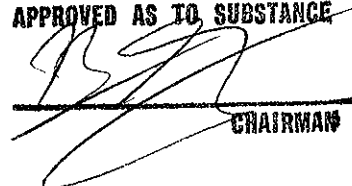
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held October 19, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on October 5, 2018; and

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

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

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

APPROVED AS TO SUBSTANCE


CHAIRMAN

APPLICANT: Development group, LLC Ukrainian Village

CAL NO.: 556-18-Z

APPEARANCE FOR: Sara Barnes

MINUTES OF MEETING:
October 19, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2046 W. Rice Street

NATURE OF REQUEST: Application for a variation to reduce the rear setback from the required 36.95' to 25', east setback from 2' to zero, (west to be 3') combined side setback from 4.8' to 3' for the expansion of the existing rear open porch which will have an open bridge/walkway to access a proposed garage roof deck.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

RECEIVED

NOV 19 2018

CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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		X

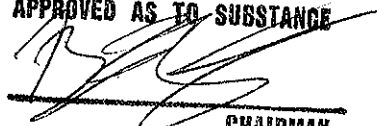
THE RESOLUTION:

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

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the rear setback to 25', east setback to zero, (west to be 3') combined side setback to 3' for the expansion of the existing rear open porch which will have an open bridge/walkway to access a proposed garage roof deck; an additional variation was granted to the subject property in Cal. No. 557-18-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

APPLICANT: Development group, LLC Ukrainian Village

CAL NO.: 557-18-Z

APPEARANCE FOR: Sara Barnes

MINUTES OF MEETING:
October 19, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2046 W. Rice Street

NATURE OF REQUEST: Application for a variation to relocate the required 193 square feet of rear yard open space to a proposed garage roof deck which shall be accessed by a proposed bridge/ open walkway from the expanded rear open porch.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

RECEIVED

NOV 19 2018

CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE

SHAINA DOAR

SOL FLORES

SAM TOIA

AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		
		X

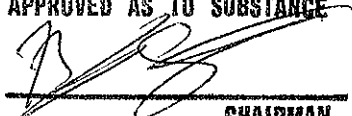
THE RESOLUTION:

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

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: the applicant shall be permitted to relocate the required 193 square feet of rear yard open space to a proposed garage roof deck which shall be accessed by a proposed bridge/ open walkway from the expanded rear open porch; an additional variation was granted to the subject property in Cal. No. 556-18-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Merrion Development Group, LLC **CAL NO.:** 558-18-S
APPEARANCE FOR: Mark Kupiec **MINUTES OF MEETING:**
 October 19, 2018
APPEARANCE AGAINST: None
PREMISES AFFECTED: 1217 N. Paulina Street

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

**ACTION OF BOARD-
 APPLICATION APPROVED**

THE VOTE

RECEIVED

NOV 19 2018

CITY OF CHICAGO
 ZONING BOARD OF APPEALS

BLAKE SERCYE
 SHAINA DOAR
 SOL FLORES
 SAM TOIA
 AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

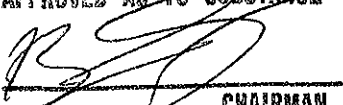
THE RESOLUTION:

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

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a residential use below the second floor for a proposed four-story, three dwelling unit building; a variation was also granted to the subject property in Cal. No. 559-18-Z; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): provided the development is consistent with the design and layout of the plans and drawings dated October 19, 2018, prepared by MC and Associates, LLC.

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

APPROVED AS TO SUBSTANCE

 CHAIRMAN

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

APPLICANT: Merrion Development Group, LLC

CAL NO.: 559-18-Z

APPEARANCE FOR: Mark Kupiec

MINUTES OF MEETING:
October 19, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1217 N. Paulina Street

NATURE OF REQUEST: Application for a variation to reduce the required lot area from the required 3,000 square feet to 2,760 square feet for a proposed four-story, three dwelling unit building.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

RECEIVED

NOV 19 2018

CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		
X		

THE RESOLUTION:

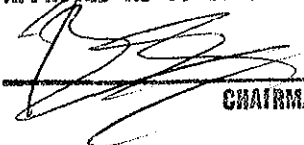
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held October 19, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on October 5, 2018; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the required lot area to 2,760 square feet for a proposed four-story, three dwelling unit building; a variation was also granted to the subject property in Cal. No. 558-18-S; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE


CHAIRMAN

APPLICANT: Cloud Property Management, LLC 2350 Series **CAL NO.:** 560-18-Z

APPEARANCE FOR: Thomas Moore **MINUTES OF MEETING:**
October 19, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2350 S. Leavitt Street

NATURE OF REQUEST: Application for a variation to reduce the front setback from the required 13.08' to zero, rear setback from 32.7' to 27.32', north setback from 2' to 0.65' (south to be 2.88'), combined side setback from 4.8' to 3.53' for a proposed 2nd floor addition and rear two-story addition to the existing one-story building to be converted from one dwelling unit to four dwelling units.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

RECEIVED

NOV 19 2018

CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
		X

THE RESOLUTION:

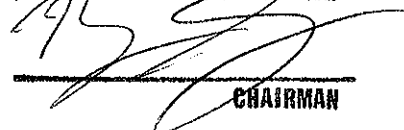
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 19, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on October 5, 2018; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the front setback to zero, rear setback to 27.32', north setback to 0.65' (south to be 2.88'), combined side setback to 3.53' for a proposed 2nd floor addition and rear two-story addition to the existing one-story building to be converted from one dwelling unit to four dwelling units; an additional variation was also granted to the subject property in Cal. No. 561-18-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE


CHAIRMAN

APPLICANT: Cloud Property Management, LLC 2350 Series **CAL NO.:** 561-18-Z

APPEARANCE FOR: Thomas Moore

MINUTES OF MEETING:
October 19, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2350 S. Leavitt Street

NATURE OF REQUEST: Application for a variation to reduce the parking requirement from four stalls to three stalls for a proposed second floor addition and a rear two story addition on the existing one-story building to be converted from one dwelling unit to four.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

RECEIVED

NOV 19 2018

CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
		X

THE RESOLUTION:

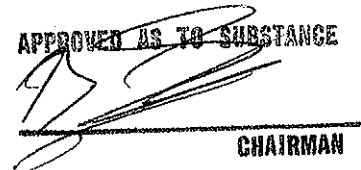
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 19, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on October 5, 2018; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the parking requirement to three stalls for a proposed second floor addition and a rear two story addition on the existing one-story building to be converted from one dwelling unit to four. An additional variation was also granted to the subject property in Cal. No. 560-18-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE



CHAIRMAN

APPLICANT: Chinese Consolidated Benevolent Association of Chicago/CCBA CAL NO.: 562-18-S
Service Center*

APPEARANCE FOR: Mark Kupiec

MINUTES OF MEETING:
October 19, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 246-62 W. 22nd Place

NATURE OF REQUEST: Application for a special use to expand an existing community center with a new side three story addition and a third story addition.

**ACTION OF BOARD-
APPLICATION APPROVED**

THE VOTE

RECEIVED

NOV 19 2018

CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

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

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to expand an existing community center with a new side three story addition and a third story addition; a variation was also granted to the subject property in Cal. No. 563-18-Z; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): provided the special use is issued solely to the applicant, CCBA Service Center, and the development is consistent with the design and layout of the plans and drawings dated May 2, 2018, prepared by Vari Architects, Ltd.

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

*Amended at Hearing

~~APPROVED AS TO SUBSTANCE~~



CHAIRMAN

APPLICANT: Chinese Consolidated Benevolent Association of Chicago/CCBA CAL NO.: 563-18-Z
Service Center*

APPEARANCE FOR: Mark Kupiec

MINUTES OF MEETING:
October 19, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 246-62 W. 22nd Place

NATURE OF REQUEST: Application for a variation to reduce the front setback from 6' to zero, west setback from 6' to zero, east setback from 2' to zero, rear set back from 30' to zero for the proposed expansion of an existing community center with a side three story addition, a third floor addition, a fourth to sixth story addition, a new side eight story addition for eighty-three dwelling units of elderly housing and twenty-four on-site accessory parking spaces.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

RECEIVED

NOV 19 2018

CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

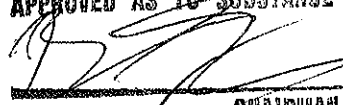
THE RESOLUTION:

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

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the front setback to zero, west setback to zero, east setback to zero, rear set back to zero for the proposed expansion of an existing community center with a side three story addition, a third floor addition, a fourth to sixth story addition, a new side eight story addition for eighty-three dwelling units of elderly housing and twenty-four on-site accessory parking spaces. An additional variation was also granted to the subject property in Cal. No. 562-18-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

APPLICANT: Eric Siegel
APPEARANCE FOR: Thomas Moore
APPEARANCE AGAINST: None
PREMISES AFFECTED: 5335 N. Lakewood Avenue

CAL NO.: 564-18-Z
MINUTES OF MEETING:
October 19, 2018

NATURE OF REQUEST: Application for a variation to reduce the front setback from the required 14.86' to 13.34', rear setback from 34.44' to 24.67' for a proposed rear one-story addition, an attached garage and a front covered porch addition on the existing three-story, single family residence.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

RECEIVED

NOV 19 2018

CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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THE RESOLUTION:

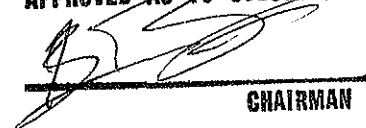
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held October 19, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on October 5, 2018; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the front setback to 13.34', rear setback to 24.67' for a proposed rear one-story addition, an attached garage and a front covered porch addition on the existing three-story, single family residence; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE


CHAIRMAN

APPLICANT: TCF National Bank

CAL NO.: 565-18-S

APPEARANCE FOR: Tyler Manic

MINUTES OF MEETING:

October 19, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2900-24 W. Peterson Avenue

NATURE OF REQUEST: Application for a special use to establish a three lane drive-through to serve a proposed financial institution.

**ACTION OF BOARD-
APPLICATION APPROVED**

THE VOTE

RECEIVED

NOV 19 2018

CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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X		
		X

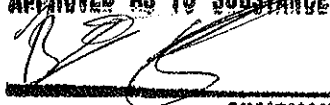
THE RESOLUTION:

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

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

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): provided the development is consistent with the design and layout of the floor plan and elevations dated October 12, 2018 and prepared by Cuningham Group Architecture, Inc., as well as the landscape plan dated October 16, 2018, prepared by Kennedy Mann Architecture.

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

APPLICANT: Wells Parking, Inc.

CAL NO.: 566-18-S

APPEARANCE FOR: Same as Applicant

MINUTES OF MEETING:
October 19, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 614-20 N. Wells Chicago

NATURE OF REQUEST: Application for a special use to establish a twenty space, non- accessory parking lot located outside the central area parking district.

**ACTION OF BOARD-
APPLICATION APPROVED**

THE VOTE

RECEIVED

NOV 19 2018

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:


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

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

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): provided the special use is issued solely to the applicant, Wells Parking, Inc., and the development is consistent with the design and layout of the landscape plan dated October 4, 2018, prepared by Antunovich Associates.

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

APPROVED AS TO SUBSTANCE



CHAIRMAN

APPLICANT: 2005, LLC
APPEARANCE FOR: Craig Jeffery and Eva Viera
APPEARANCE AGAINST: None
PREMISES AFFECTED: 2005 W. 43rd Street

CAL NO.: 567-18-S
MINUTES OF MEETING:
 October 19, 2018

NATURE OF REQUEST: Application for a special use to establish a major utilities and service use for a proposed wash station, filling station, fleet vehicle repairs in an existing building.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

RECEIVED

NOV 19 2018
 CITY OF CHICAGO
 ZONING BOARD OF APPEALS

BLAKE SERCYE
 SHAINA DOAR
 SOL FLORES
 SAM TOIA
 AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X


THE RESOLUTION:

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

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

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): provided the special use is issued solely to the applicant, 2005, LLC, and the development is consistent with the design and layout of the site and floor plans dated August 30, 2018, prepared by MRSA Architects and Planners.

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

APPLICANT: 2005, LLC CAL NO.: 568-18-S

APPEARANCE FOR: Craig Jeffery and Eva Viera MINUTES OF MEETING:
October 19, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1957 W. 43rd Street

NATURE OF REQUEST: Application for a special use to establish an accessory off-site parking lot to accommodate one-hundred fifty-five parking stalls to serve the proposed major utilities and services use located at 2005 W. 43rd Street.

**ACTION OF BOARD-
APPLICATION APPROVED**

THE VOTE

RECEIVED

NOV 19 2018

CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

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

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish an accessory off-site parking lot to accommodate one-hundred fifty-five parking stalls to serve the proposed major utilities and services use located at 2005 W. 43rd 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 site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): provided the special use is issued solely to the applicant, 2005, LLC, and the development is consistent with the design and layout of the landscape plan dated September 28, 2018, prepared by David R. McCallum 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

APPLICANT: RG JG Hawwa

CAL NO.: 569-18-Z

APPEARANCE FOR: Thomas Moore

MINUTES OF MEETING:
October 19, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1534 N. Dearborn Parkway

NATURE OF REQUEST: Application for a variation to reduce the rear setback from the required 41.85' to zero, north setback from 2' to 1.33', south setback from 2' to 0.16', combined side setback from 4.832' to 0.16' for a proposed rooftop elevator penthouse with roof deck, rear three, four story additions an enclosed breezeway with roof deck for the existing single family residence.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

RECEIVED

NOV 19 2018

CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

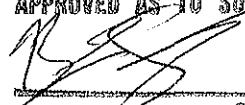
THE RESOLUTION:

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

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the rear setback to zero, north setback to 1.33', south setback to 0.16', combined side setback to 0.16' for a proposed rooftop elevator penthouse with roof deck, rear three, four story additions an enclosed breezeway with roof deck for the existing single family residence; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

APPLICANT: Glazier Project, LLC - Bridgeport

CAL NO.: 570-18-S

APPEARANCE FOR: Bridget O'Keefe

MINUTES OF MEETING:
October 19, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3100-3110 S. Halsted Street

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

ACTION OF BOARD-
Continued to November 16, 2018 at 2:00 p.m.

THE VOTE

RECEIVED

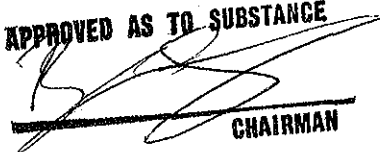
NOV 19 2018

CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

APPROVED AS TO SUBSTANCE



CHAIRMAN

APPLICANT: Glazier Project, LLC - Bridgeport

CAL NO.: 571-18-S

APPEARANCE FOR: Bridget O'Keefe

MINUTES OF MEETING:
October 19, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3102 S. Halsted Street

NATURE OF REQUEST: Application for a variation to reduce the 18 linear feet of landscape setback along 31st Street from the required 7' to 3'-8".

ACTION OF BOARD-
Continued to November 16, 2018 at 2:00 p.m.

THE VOTE

RECEIVED

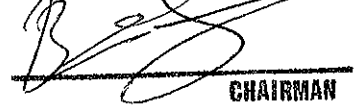
NOV 19 2018

CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

APPROVED AS TO SUBSTANCE



CHAIRMAN

APPLICANT: Mc Donald's USA, LLC

CAL NO.: 572-18-Z

APPEARANCE FOR: Brandon Calvert

MINUTES OF MEETING:
October 19, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1454 W. 47th Street

NATURE OF REQUEST: Application for a variation to increase the 4,000 square feet maximum gross floor area of a commercial establishment by no more than 10% for a total of 4,400 square feet for a proposed one story addition to an existing restaurant.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

RECEIVED

NOV 19 2018

CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
RECUSED		
X		
X		
X		
		X

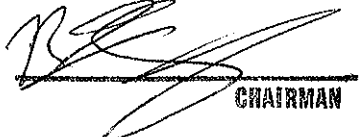
THE RESOLUTION:

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

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to increase the 4,000 square feet maximum gross floor area of a commercial establishment by no more than 10% for a total of 4,400 square feet for a proposed one story addition to an existing restaurant; a special use was also granted to the subject property in Cal. No. 263-18-S; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Jenica Edmund

CAL NO.: 573-18-S

APPEARANCE FOR: Thomas Moore

MINUTES OF MEETING:
October 19, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1650 W. Ogden Avenue

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

**ACTION OF BOARD-
APPLICATION APPROVED**

THE VOTE

RECEIVED

NOV 19 2018

CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

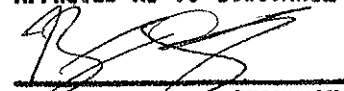
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 19, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on October 5, 2018; and

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

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

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

APPROVED AS TO SUBSTANCE



CHAIRMAN

APPLICANT: McDonald's USA, LLC

CAL NO.: 263-18-S

APPEARANCE FOR: Brandon Calvert

MINUTES OF MEETING:
October 19, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1454 W. 47th Street

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

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

RECEIVED

NOV 19 2018

CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
RECUSED		
X		
X		
X		
		X

THE RESOLUTION:

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

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

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): provided the development is consistent with the design and layout of the site and landscape plans dated October 18, 2018, prepared by Watermark Engineering Resources, Ltd.

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

*Amended at Hearing

APPROVED AS TO SUBSTANCE


CHAIRMAN

APPLICANT: McDonald's USA, LLC

CAL NO.: 312-18-S

APPEARANCE FOR: Tim Hinchman

MINUTES OF MEETING:
October 19, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 207 E. 35th Street

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

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

THE VOTE

RECEIVED

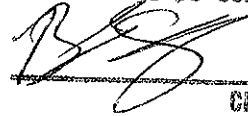
NOV 19 2018

CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

APPROVED AS TO SUBSTANCE



CHAIRMAN

APPLICANT: Jester Properties, LLC

CAL NO.: 331-18-S

APPEARANCE FOR: Barry Ash

MINUTES OF MEETING:
October 19, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1709 N. Kedzie Avenue

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

ACTION OF BOARD-
Continued to November 16, 2018 at 2:00 p.m.

THE VOTE

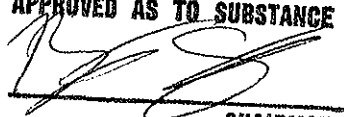
RECEIVED

NOV 19 2018

CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

CAL NO.: 404-18-Z

APPEARANCE FOR: Nicholas Ftikas

MINUTES OF MEETING:
October 19, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1848 N. Lincoln Avenue

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

ACTION OF BOARD-

Continued to November 16, 2018 at 2:00 p.m.

THE VOTE

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NOV 19 2018

CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

APPROVED AS TO SUBSTANCE


CHAIRMAN

APPLICANT: Unity Parenting and Counseling, Inc.

CAL NO.: 428-18-S

APPEARANCE FOR: Nicholas Ftikas

MINUTES OF MEETING:
October 19, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 7955-59 S. Ashland Avenue

NATURE OF REQUEST: Application for a special use to establish a temporary overnight shelter.

ACTION OF BOARD-
Continued to November 16, 2018 at 2:00 p.m.

THE VOTE

RECEIVED


NOV 19 2018

CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

APPROVED AS TO SUBSTANCE


CHAIRMAN

APPLICANT: The Church of Pentecostal USA Inc. – Greater North Assembly CAL NO.: 484-18-S

APPEARANCE FOR: Paul Kolpak

MINUTES OF MEETING:
October 19, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 5326-30 N. Kedzie Avenue

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

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

RECEIVED

NOV 19 2018

CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

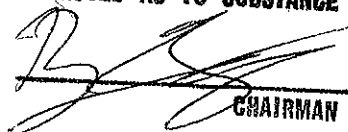
THE RESOLUTION:

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

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

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): provided the development is consistent with the design and layout of the plans and drawings dated May 31, 2018, prepared by Terra Architects.

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

APPLICANT: The Church of Pentecostal USA Inc. – Greater North Assembly CAL NO.: 485-18-S

APPEARANCE FOR: Paul Kolpak

MINUTES OF MEETING:
October 19, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 5315-19 N. Kedzie Avenue

NATURE OF REQUEST: Application for a special use to establish off-site parking for fifteen required parking spaces to serve the proposed religious assembly located at 5326-30 N. Kedzie Avenue.

**ACTION OF BOARD-
APPLICATION APPROVED**

THE VOTE

RECEIVED

NOV 19 2018

CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

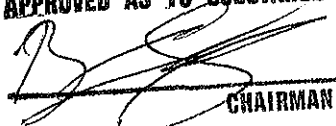
THE RESOLUTION:

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

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish off-site parking for fifteen required parking spaces to serve the proposed religious assembly located at 5326-30 N. Kedzie Avenue; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): provided the development is consistent with the design and layout of the plans and drawings dated May 31, 2018, prepared by Terra 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: The Church of Pentecostal USA Inc.–Greater North Assembly

CAL NO.: 486-18-Z

APPEARANCE FOR: Paul Kolpak

MINUTES OF MEETING:
October 19, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 5315-19 N. Kedzie Avenue

NATURE OF REQUEST: Application for a variation to establish shared parking for a religious assembly facility located at 5326-30 N. Kedzie Avenue..

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

RECEIVED

NOV 19 2018

CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:


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

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish shared parking for a religious assembly facility located at 5326-30 N. Kedzie Avenue; 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



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DEC 24 2018

CITY OF CHICAGO
ZONING BOARD OF APPEALS

Katherine G. Shannon Living Trust
APPLICANT

490-18-Z & 491-18-Z
CALENDAR NUMBERS

2057 N. Howe Street
PREMISES AFFECTED

October 19, 2018
HEARING DATE

ACTION OF BOARD

THE VOTE

The applications for the variations are approved.

Blake Sercye
Shaina Doar
Sol Flores
Sam Toia
Amanda Williams

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

**FINDINGS OF THE ZONING BOARD OF APPEALS
IN THE MATTER OF THE VARIATION APPLICATIONS FOR 2057 N. HOWE
STREET BY THE KATHERINE G. SHANNON LIVING TRUST**

I. BACKGROUND

The Katherine G. Shannon Living Trust (the "Applicant") submitted two variation applications for 2057 N. Howe Street (the "subject property"). The subject property is currently zoned RM-4.5 and is improved with an existing two-story row house (the "home"). The home dates from the late 1890s and is classified as a three-story home under the Chicago Zoning Ordinance due to the fact that the home's basement is only 2' below grade. The Applicant proposed to add a rear second floor addition to the home. To permit this addition, the Applicant sought variations to: (1) increase the existing floor area from 2,408.79 square feet to 3,072.79 square feet; and (2) reduce the rear setback from the required 20.89' to 13.29' and reduce the north setback from 6.49' to 0' (south setback to be 0.36').

II. PUBLIC HEARING

A. The Hearing

The ZONING BOARD OF APPEALS held a public hearing on the Applicant's variation applications at its regular meeting held on October 19, 2018, after due notice thereof as provided under Section 17-13-0107-B of the Chicago Zoning Ordinance and by publication in the *Chicago Sun-Times*, and as continued without further notice pursuant to Section 17-13-0108-A of the Chicago Zoning Ordinance. In accordance with

APPROVED AS TO SUBSTANCE

CHAIRMAN

the ZONING BOARD OF APPEALS' Rules of Procedure, the Applicant had submitted its proposed Findings of Fact. The Applicant's trustees Mr. Patrick Shannon and Ms. Katherine Shannon and its attorney Mr. Mark Kupiec were present. The Applicant's architect Mr. Peter Mayer and its MAI certified appraiser Mr. Joseph M. Ryan were also present. Testifying in opposition to the application was Ms. Patricia Coleman. The statements and testimony given during the public hearing were given in accordance with the ZONING BOARD OF APPEALS' Rules of Procedure.

The Applicant's attorney Mr. Mark Kupiec stated that prior to the hearing, the Applicant had – at the alderman's request – met with the Lincoln Central Association (the "Association"). He stated that based on comments made by the Association, the Applicant had revised its plans for the proposed second floor addition. He then submitted and the ZONING BOARD OF APPEALS received into evidence revised plans for the Applicant's proposed second floor addition.

In response to questions from the ZONING BOARD OF APPEALS, the Applicant's architect Mr. Peter Mayer testified that he drew the Applicant's revised plans and that said revised plans called for a second floor addition of 167 square feet. He testified that the Applicant's previous plans had called for a second floor addition of approximately 230 square feet. He testified the revised plans called for a second floor addition that would provide a larger rear setback than the rear setback provided in the previous plans.

The ZONING BOARD OF APPEALS stated it would proceed with the hearing with the revised plans.

The Applicant's co-trustee Mr. Patrick Shannon testified. He testified that the Applicant owned the subject property. He testified that the subject property was a short lot, measuring only 75' deep. He testified that the subject property was also a narrow lot, measuring only 22' wide. He testified that the subject property was improved with the home and that he lived in the home with his wife and their two children. He testified that his children were three and four-and-a-half years old. He testified that the home, as currently configured, did not provide a suitable bedroom for his children. He testified that, in consequence, Mr. Mayer had designed a small rear addition that would be added to the home's second floor. He testified that he and his wife had their bedroom on the home's second floor. He testified that he and his wife preferred to have their children's bedroom on the same floor as theirs. He testified that the basement area was not a suitable bedroom space for the children. He testified that the Applicant purchased the home in 2010 before he and his wife had their children. He testified that as the children are getting bigger, their need for a bedroom was a serious matter. He testified that the home, as currently configured, was not sufficient to the needs of his family. He testified that despite the subject property's short lot, the home has a garage. He testified that this garage makes it difficult to locate an addition on the home. He testified that there is no alley at the rear of the subject property. He testified that the first three lots off the corner of Howe Street and Dickens Avenue are all short lots with no access to the alley. He testified that the rest of the lots on the block going south are longer lots with full alley

access. He testified that this lack of an alley causes the Applicant a problem with respect to one of the variations.

In response to questions by the ZONING BOARD OF APPEALS, Mr. Kupiec reminded the ZONING BOARD OF APPEALS that the subject property was a reversed corner lot.¹ He then reminded the ZONING BOARD OF APPEALS that the subject property was zoned RM-4.5 and that, generally, property in a RM-4.5 zoning district does not have a side setback requirement for the side property line that fronts a street. He stated, however, that when the property is a reversed corner lot, there is, in fact, a side setback requirement for the side property line that fronts a street.² He stated that in this particular case, this means that the subject property has a side setback requirement for the side property line that fronts Dickens Avenue, despite the home not currently being set back from Dickens Avenue.

Mr. Shannon then testified that the way the home is configured, there is no rear alley and the home is adjacent to another building to the east that fronts Dickens Avenue. He testified that there then is another building that fronts Dickens Avenue and then there is a north-south alley. He testified that both of the buildings fronting Dickens Avenue have previously built second-story rear additions similar to the Applicant's proposed addition. He testified that the home at 2053 N. Howe, which was a home built on a short lot with no rear alley, also has a second-story rear addition. He testified that all three of these buildings had received relief from the ZONING BOARD OF APPEALS for these second-floor additions.

Mr. Kupiec then submitted and the ZONING BOARD OF APPEALS received into evidence copies of the ZONING BOARD OF APPEALS' resolutions regarding these three properties.

The ZONING BOARD OF APPEALS reminded Mr. Kupiec that the ZONING BOARD OF APPEALS was not a precedence setting body.

Mr. Shannon then testified that many homes on longer lots in the area also had rear additions. He testified that the property at 2051 N. Howe was a standard City lot but that the home had a three-story rear addition. He testified that the rear additions are not uncommon in the area. He testified that this area of Lincoln Park does not generally have big backyards. He testified that, in consequence, if the Applicant's request were granted, it would not alter the essential character of the neighborhood.

Mr. Kupiec then submitted and the ZONING BOARD OF APPEALS accepted into the record letters written by nearby property owners in support of the Applicant's application.

The Applicant's other co-trustee Ms. Katherine Shannon testified. She testified that she was married to Mr. Patrick Shannon. She testified that the home, as currently

¹ As such term is defined in Section 17-17-02148 of the Chicago Zoning Ordinance.

² See Note 1 of Section 17-2-0309-A of the Chicago Zoning Ordinance.

configured, did not have suitable space for the children. She testified that based on her conversations with Mr. Mayer, there were no room within the existing home that could provide a suitable bedroom for her children. She testified that the best solution was therefore the Applicant's proposed addition. She testified that she believed the home was from the 1890s.

Mr. Kupiec stated that although the home was not a Chicago landmark, it was a nice old building. He stated, however, that one of the problems with older buildings were their floor plans. He stated that with respect the criteria dealing with unique circumstances, the home itself is a unique circumstance.

Mr. Mayer testified in support of the Applicant's applications. He testified that he had built the model of the proposed project currently before the ZONING BOARD OF APPEALS. He then testified that the subject property is a corner lot. He testified that the subject property is currently improved with the home, which has a basement and two stories in the front but only one story in the back. He testified that the basement contained a garage. He testified that the Applicant proposed to expand the second floor to the east by 8.5' to add a bedroom to the existing building. He testified that the proposed addition would be 167 square feet. He testified that the garage is at grade because the basement is only 2' below grade. He testified that the basement therefore constitutes an additional hardship in this matter because the basement currently counts against the subject property's Floor Area Ratio ("FAR").³ He testified that any new building would have its basement more than half below grade so said basement would not count against the subject property's FAR. He then showed the ZONING BOARD OF APPEALS the proposed addition on the model. He testified that said addition would not block any sunlight because the sun would rise in the east and set in the west. He testified that the Applicant had included in its information to the ZONING BOARD OF APPEALS a number of photographs of the model taken with the sun at various times of the day and various times of the year to show that not only would the proposed addition not diminish light to the buildings to the south but also would increase the sunlight by having a reflective wall. He testified that the packet also include comparison photographs, showing the home with and without the proposed addition.

The ZONING BOARD OF APPEALS then formally accepted into evidence the Applicant's packet as well as the Applicant's model.

Mr. Mayer testified that on June 21 at 11:00 AM, one could say that the proposed addition provided more reflective light to the south neighbor's yard than without the proposed addition. He testified that this reflective light would be achieved by whitewashed brick. He testified then in his opinion, strict compliance with the regulations of the Chicago Zoning Ordinance would create practical difficulties. He testified that the Applicant's requested variations are consistent with the stated purpose and intent of the Chicago Zoning Ordinance. He testified that in designing the proposed addition, the practical difficulties he experienced were due to unique circumstances.

³ See 17-17-305-A of the Chicago Zoning Ordinance.

With respect to these unique circumstances, he then testified the subject property is a short lot of only 75' and a narrow lot of only 22' wide. He testified that the home is over 100 years old and that the basement of said house was more than half above grade, meaning said basement counted against the subject property's FAR. He testified that there is also a garage on the subject property which presents an additional difficulty of trying to locate an addition on the subject property. He testified that there is no alley at the rear of the subject property. He testified that though the subject property is currently zoned RM-4.5, his research shows that the subject property was once zoned R-5. He testified that previously the R-5 zoning district allowed for a 2.2 FAR and if the subject property still had a 2.2 FAR, the Applicant would not need a variation to increase the FAR for the proposed addition. He testified that the denial from the Zoning Administrator reflects that the FAR fifty (50) years ago on the subject property was 2,408 square feet. He testified that with the Applicant's revised plans, the FAR would be 3,073 square feet. He testified that this is an increase of just under 7%, or 6.96% and that the ZONING BOARD OF APPEALS is authorized to grant up to a 15% increase in FAR. He testified that the Applicant's revised plans have a 13.29' rear setback. He testified that the unique problem with respect to the rear setback is the subject property's short lot depth. He testified that the Applicant was also requesting a reduction to its north side setback. He testified that the north side setback of the subject property runs along Dickens Avenue. He testified that ordinarily in a RM-4.5 zoning district, there would be no side setback along Dickens Avenue. He testified, however, that because there is no alley, the subject property is a reversed corner lot.⁴ He testified that because the subject property is a reversed corner lot, there is a side setback requirement along Dickens Avenue. He testified that the existing home has a 0' setback along Dickens. He testified that, therefore, in order to build the proposed addition, the Applicant is asking the ZONING BOARD OF APPEALS for relief with respect to the north side setback. He testified that the subject property's south side setback would remain .36'.

He testified that his office is located at 1017 W. Webster, which is relatively close to the subject property. He testified that his office has been there for a while and he is therefore familiar with the neighborhood. He testified that the requested variations would not alter the essential character of the neighborhood. He testified that the requested variations would not be injurious to other property. He testified that the requested variations would not impair an adequate supply of light and air to adjacent properties, as shown by the exhibits he previously submitted to the ZONING BOARD OF APPEALS. He testified that the proposed variations will not increase the congestion in the public streets as the trustees of the Applicant will continue to occupy the home as a single-family home and as the home already has a garage. He testified that the proposed variations will not increase fire or endanger the public safety.

Mr. Joseph M. Ryan testified in support of the Applicant's applications.

The ZONING BOARD OF APPEALS recognized Mr. Ryan as an expert in appraisal but questioned why the Applicant had brought Mr. Ryan to testify as the Applicant was not applying for a special use.

⁴ Again, see Section 17-17-02148 of the Chicago Zoning Ordinance.

Mr. Kupiec stated that he felt Mr. Ryan was best qualified to testify to the variation criteria with respect to the essential character of the neighborhood.

Mr. Ryan then testified that he did not believe the proposed variations would alter the essential character of the neighborhood. He then submitted and the ZONING BOARD OF APPEALS received into evidence a Mr. Ryan's revised report.

In response to questions by the ZONING BOARD OF APPEALS, Mr. Ryan testified to his revisions and confirmed that a standard City lot is 25' wide by 125' deep. He further testified that the proposed addition would not diminish any property value within the neighborhood.

Ms. Patricia Coleman, of 2055 N. Howe Street, testified in opposition to the Applicant's applications.

The ZONING BOARD OF APPEALS granted Ms. Coleman leave to cross-examine the Applicant's witnesses.

In response to cross-examination by Ms. Coleman, Ms. Shannon further testified that she realized the subject property was a narrow lot when the Applicant purchased the subject property back in 2010. She testified that the home had slightly less than 3000 square feet. She testified that the first floor of the home was used for the children's playroom and a galley kitchen.

Ms. Coleman clarified that when she had previously asked Ms. Shannon questions regarding the first floor, Ms. Coleman meant the basement level.

Based on this clarification, Ms. Shannon then testified that the basement had laundry facilities, her home office (as Ms. Shannon worked from home three days a week), and a mudroom.

In response to further cross-examination by Ms. Coleman, Ms. Shannon testified that the home's basement is set up with two rooms and then a Jack-and-Jill bathroom. She testified that the family uses the rooms for a mudroom and her home office. She testified there are also laundry facilities and a half-bathroom. She testified that she did not believe it was appropriate for two young children to sleep in the basement. She testified that during the week prior to the hearing, she was sitting in her office which faces Howe Street and saw two policeman in her yard attempting to figure out what commotion had happened in the neighborhood. She testified that she was not personally willing to let her young children sleep there. She testified she did not believe it was appropriate to reconfigure the basement space for the entire family to sleep in the basement. She testified that she did not believe there was sufficient space within the home that a bedroom could be reconfigured internally.

Ms. Coleman began a series of questions to Mr. Shannon with respect to the meeting the Applicant had with the Association. In response to questions asked by the ZONING

BOARD OF APPEALS to Ms. Coleman, Ms. Coleman stated that prior to a variation being granted, it was her understanding that an applicant had to appear before the Association.

The ZONING BOARD OF APPEALS explained to Ms. Coleman that there was no such requirement. It explained that an applicant did not need an alderman's approval or a community group's approval to appear before the ZONING BOARD OF APPEALS as it was the ZONING BOARD OF APPEALS -- not an alderman and not a community group -- that rendered a final decision on any application for a variation.

In response to cross-examination by Ms. Coleman, Mr. Mayer testified that he did not agree with Ms. Coleman's characterization of her architect's comments at the meeting between the Association and the Applicant.

The ZONING BOARD OF APPEALS then stated that while it was only a quasi-judicial body and therefore did not strictly follow either the Federal Rules of Evidence or the Illinois Rules of Evidence, it would have been helpful for Ms. Coleman to have brought her architect to the hearing so that her architect could speak for himself and so that ZONING BOARD OF APPEALS could ask questions of her architect.

In response to cross-examination by Ms. Coleman, Mr. Ryan testified that it did not matter if the rear additions described in his report were the result of variations or not. He testified that his report pointed out what conditions existed in the neighborhood currently. He testified that it was his opinion that there were other rear additions in the neighborhood that did, in fact, block sunlight and which had not, in his opinion, diminished property values in the neighborhood.

In response to questions from the ZONING BOARD OF APPEALS on the issue of self-created hardship, Mr. Kupiec stated the Applicant did not subdivide the subject property. He stated that the home is old and he did not know why someone configured this particular subdivision of five lots in the manner that he or she did. He stated that the original subdivision had been done in the 1890s and for some reason, the original subdivider had divided the lots to be 75' deep by 22' wide. He stated that, similarly, the Applicant did not build the home. He reminded the ZONING BOARD OF APPEALS that there was not Chicago Zoning Ordinance in the 1890s and that, in consequence, it did not matter at the time the home was built that the basement was more than half above grade.

Ms. Coleman then submitted and the ZONING BOARD OF APPEALS accepted into the record a document containing an outline of her talking points as well as certain pictures.

Ms. Coleman testified that she resided in the middle row house (i.e., 2055 N. Howe Street) in a set of three row houses (i.e., the Applicant's home is the next row house north). She testified that one of the reasons she purchased her row house was for its many windows. She testified that her row house was the only row house out of three row

houses that had a first floor patio and that she was an avid gardener. She testified that if the Applicant were to build the proposed addition, it was her belief that it would significantly devalue her row house. She then testified that in June 1978, the ZONING BOARD OF APPEALS denied an application with respect to the subject property, stating that the proposed addition contemplated under said June 1978 application would alter the essential character of the neighborhood in that it would affect the available light and air. She testified that the then owner of the subject property returned to the ZONING BOARD OF APPEALS in October 1978. She testified that the ZONING BOARD OF APPEALS approved said October 1978 application but with very strict conditions, as the ZONING BOARD OF APPEALS noted at that time, that the proposed addition would significantly impact the row houses adjacent to the subject property.

The ZONING BOARD OF APPEALS stated, as it had when the Applicant had entered into the record past decisions of the ZONING BOARD OF APPEALS, that it was not a precedence setting body. It further stated that the ZONING BOARD OF APPEALS was not bound by its past decisions.

In response to questions by the ZONING BOARD OF APPEALS on the subject of light and air, Ms. Coleman testified that the Applicant's proposed addition would significantly block light to her row house. She then testified to the series of pictures she had previously submitted into the record. She testified that said pictures showed side-by-side comparisons of the views she currently had from various locations within her row house and from her patio with the views she would have should the Applicant's proposed addition be built.

The ZONING BOARD OF APPEALS stated that given the ZONING BOARD OF APPEALS understanding of how the sun rises and sets, it had a hard time determining how the Applicant's proposed addition would block Ms. Coleman's light.

Ms. Coleman testified that she was not speaking of direct sunlight but rather natural light. She testified that it was her belief that the Applicant's proposed addition would entomb her backyard. She then continued with her testimony with respect to the pictures.

She then asked a question with respect to the Applicant's application for a variation to increase the FAR.

Mr. Kupiec, Mr. Mayer, Ms. Coleman and the ZONING BOARD OF APPEALS then engaged in a long discussion in which the exact variation sought by the Applicant with respect to the FAR was clarified to Ms. Coleman.⁵

⁵ Specifically, the Applicant applied for a variation pursuant to Section 17-13-1101-G of the Chicago Zoning Ordinance which reads as follows: "The Zoning Board of Appeals is authorized to grant a *variation* allowing any permitted nonresidential *use* in a residential district to exceed the *floor area ratio* imposed by the applicable regulations, or to allow the expansion or enlargement of any permitted residential use in an RS3, RT3.5, RT4, RM4.5, or RM5 district by an amount not to exceed 15% of the floor area in existence 50 years before the date the variance application is filed."

Ms. Coleman then testified that she did not believe the addition authorized by the variation granted by ZONING BOARD OF APPEALS back in October 1978 had been built in accordance with the specifications of the ZONING BOARD OF APPEALS as she believed there were several deviations from the conditions imposed by the ZONING BOARD OF APPEALS.

Mr. Kupiec was then granted leave to: (1) cross-examine Ms. Coleman; and (2) recall the Applicant's witnesses in light of Ms. Coleman's testimony.

In response to cross-examination by Mr. Kupiec, Ms. Coleman further testified that she resided in her row house. She testified that at the rear of her row house, there is a two-story frame addition. She testified that there is an open stair at the rear of the frame addition. She testified that the two-story frame addition had been built before she purchased her row house.

Mr. Kupiec then recalled Mr. Mayer. Mr. Mayer testified that he had previously testified that it was his opinion that the Applicant's proposed addition would not impair an adequate supply of light and air to adjacent property. He testified that he still had such opinion. He testified that the home on the subject property was to the north of Ms. Coleman's row house. He testified that, in consequence, Ms. Coleman's row house was south of the subject property. He testified that one usually found the sun on the south side. He testified that with respect to buildings impairing Ms. Coleman's sunlight, those buildings that would most likely impair Ms. Coleman's sunlight would be those buildings to the south of Ms. Coleman's row house. He testified that in the pictures provided by the Applicant to the ZONING BOARD OF APPEALS, one could see the shadows created by the buildings to the south. He testified that the Applicant's proposed addition could not create shadows on Ms. Coleman's row house because the subject property was to the north of Ms. Coleman and the sun was to the south. He testified that he therefore disagreed with any comments made by Ms. Coleman with respect to the Applicant's proposed addition casting shadows on Ms. Coleman's property. He then testified that because the Applicant's proposed addition was to the north of Ms. Coleman's row house, the proposed addition could not block any sunlight. Instead, he testified that the proposed addition could only reflect light in as the sun is in the south and eastern sky as well as a bit of the western sky. He testified that it would not subtract any sunlight and therefore would not impair an adequate supply of light and air.

Mr. Mayer further testified that he had had an opportunity to inspect the rear of Ms. Coleman's row house. He testified that he had also looked at an old Sanborn Fire Insurance Map and it showed that at one time there was only a one-story rear addition to Ms. Coleman's row-house. He testified that currently there is a two-story frame rear addition to Ms. Coleman's row-house and an open stairway beyond said addition. He testified that at the meeting between the Applicant and the Association, he had an opportunity to see a survey of Ms. Coleman's property. He testified that based on what he reviewed, he believed that Ms. Coleman's required rear setback to be similar to the 20.89' rear required setback of the subject property. He testified that it appeared that the two-story frame addition to Ms. Coleman's row-house encroached into the required rear

setback. He testified that he therefore believed that some zoning relief in the nature of a variation or an administrative adjustment would have been required to construct the two-story rear frame addition to Ms. Coleman's row-house.

Mr. Kupiec stated that Mr. Mayer's testimony showed that the Applicant's requested variations would not alter the essential character of the neighborhood as rear additions were very common, as evidenced by Ms. Coleman's rear addition.

Mr. Mayer then testified that with respect to the 1978 resolution by the ZONING BOARD OF APPEALS, he had not located the exact building permit that allowed the addition authorized by the variation to be constructed. However, he testified that said building permit had to have existed as the subject property had been issued several building permits subsequent to 1978.

Mr. Kupiec then made a closing argument.

Ms. Coleman then made a closing argument.

B. Criteria for a Variation

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

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

Pursuant to Section 17-13-1107-C of the Chicago Zoning Ordinance, in making its determination of whether practical difficulties or particular hardships exist, the ZONING BOARD OF APPEALS must take into consideration the extent to which evidence has been submitted substantiating the following facts: (1) the particular physical surroundings, shape or topographical condition of the specific property involved would result in a particular hardship upon the property owner as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out; (2) the conditions upon which the petition for a variation is based would not be applicable, generally, to other property within the same zoning classification; (3) the purpose of the variation is not based exclusively upon a desire to make more money out of the property; (4) the

alleged practical difficulty or particular hardship has not been created by any person presently having an interest in the property; (5) the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; and (6) the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.

III. FINDINGS OF FACT.

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

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

The subject property is only 75' deep by 22' wide. This is in contrast to a standard City lot of 125' deep by 25' wide. The subject property is therefore a short and narrow lot. The subject property is zoned RM-4.5. Ordinarily, properties in RM-4.5 zoning districts are not subject to side setback requirements when their side lot line abuts an alley or street. However, because the subject property is a reversed corner lot, its side lot line (which abuts Dickens Avenue) is subject to side setback requirements.⁶ The subject property is currently improved with a 1890s home and a garage. Said garage limits where an addition can be located. Said 1890s home has a basement that is more than half above grade. Consequently, the home's basement counts against the subject property's FAR. Further, the home itself is currently nonconforming with respect to the rear and north side setbacks. Based on all of the above, strict compliance with the regulations and standards of the Chicago Zoning Ordinance would create practical difficulties for the subject property as building any addition would be impossible without the requested variations.

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

The requested variations promote the rehabilitation and reuse of older buildings as set forth in Section 17-1-0511 of the Chicago Zoning Ordinance. The requested variations maintain a range of housing choices and options pursuant to Section 17-1-0512 of the Chicago Zoning Ordinance. Further, the requested variations protect the character of the established residential neighborhood as set forth in Section 17-1-0503 of the Chicago Zoning Ordinance.

⁶ Cf. Note 1 of Section 17-2-309-A of the Chicago Zoning Ordinance with Section 17-2-309-B of the Chicago Zoning Ordinance.

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

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

Since the Applicant will continue to own and the Applicant's trustees will continue to reside at the home on the subject property, the ZONING BOARD OF APPEALS finds that reasonable return in this instance in terms of the subject property's livability. Ms. Shannon very credibly testified that the current configuration of the home does not work for her family in that there is currently no practical way to reconfigure the internal space of the home so that Mr. and Ms. Shannon can have a bedroom on the same level as their young children. The requested variations will allow the Applicant to build a modest 167 square foot addition to the home's second floor. The addition will allow Mr. and Ms. Shannon's two young children to have a bedroom that is on the same level as Mr. and Ms. Shannon's bedroom. Without the requested variations, the Applicant could not build said addition as the subject property. First, due to the above grade basement, is already over its FAR. Second, due to: (a) the existence of the garage; and (b) the fact the existing home is currently noncompliant with respect to the north side and rear yard setback, any proposed second floor addition would need a variation to reduce both setbacks. Therefore, without the requested variations, the house remains unworkable for the Applicant's trustees and thus the subject property is unable to realize a reasonable rate of return.

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

The practical difficulties necessitating the variations are due to the short lot depth of the subject property, the narrow lot width of the subject property, the existing improvements (e.g., the nonconforming home and garage) on the subject property and the fact that the subject property is a reversed corner lot. All of these conditions are unique circumstances that are not generally applicable to other residential property.

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

The variations, if granted, will allow the Applicant to construct a modest 167 square foot addition to the home's second floor. Mr. Shannon very credibly testified to the existence of other rear yard additions in the neighborhood. In fact, as testified to by both Mr. Mayer and Ms. Coleman, the property next south (e.g., Ms. Coleman's row house) has a two-story rear frame addition. Moreover, as shown by the Applicant's plat of survey and site plans, the home on the subject property is already built in the subject property's rear and north side setbacks. The ZONING BOARD OF APPEALS notes that proposed addition will be built along the home's north side building wall but will not extend as far as the rear building wall of the home. As perhaps best shown by the Applicant's model, the variations, if granted, will not alter the essential character of the neighborhood.

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

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

As noted above, the subject property has a short lot depth, has a narrow lot width, is a reversed corner lot and is improved with a home that currently does not conform to either the subject property's rear or north side setback or the subject property's allowable FAR. There is also the existence of the garage. All of these conditions make it impossible for the Applicant to build an addition without the requested variations. Therefore, the particular shape and topographical condition of the subject property results in particular hardship upon the Applicant as distinguished from mere inconvenience, if the strict letter of the regulations were carried out.

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

The subject property's short lot depth, narrow lot width, status as a reversed corner lot, garage and nonconforming home are conditions not applicable, generally, to other property within the RM-4.5 zoning classification.

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

The purpose of these variations is to allow the Applicant to build a modest 167 square foot addition to the second floor of the home. The addition will allow the

Applicant's trustees to provide a bedroom for their young children. Therefore, the purpose of the variations is not based exclusively upon a desire to make more money out of the subject property. Instead, as Ms. Shannon very credibly testified, the purpose of the variations is to allow the home to be workable for the family.

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

The nonconforming home on the subject property dates from the 1890s and was therefore not built by the Applicant or the Applicant's trustees. Neither the Applicant nor the Applicant's trustees created the short lot depth or the narrow lot width of the subject property. Further, neither the Applicant nor the Applicant's trustees created the condition of the reversed corner lot.

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

As noted above, the granting of the variations will allow the Applicant to build a modest 167 square foot addition to the second floor of the home. The proposed addition – as shown by Mr. Mayer's model and photographs – will be not be detrimental to the public welfare or injurious to other property or improvements in the area. The ZONING BOARD OF APPEALS found Mr. Mayer to be a very credible witness. Therefore, the granting of the variations will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the subject property is located.

6. *The 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.*

Granting the variations will not impair an adequate supply of light and air to adjacent properties. As noted above, the variations will allow the Applicant to build a modest 167 square foot addition to the second floor of the home. The proposed addition – as shown by Mr. Mayer's models and photographs and as very credibly testified to by Mr. Mayer – will not impair an adequate supply of light and air to adjacent property. The variations will not substantially increase congestion in the public streets as the home will continue to be a single-family home and will continue to have an on-site garage. Since the proposed addition will be brick and will be built to all building and fire codes, granting the variations will not increase the danger of fire or endanger the public safety.

Further, and as Mr. Ryan very credibly testified, the proposed addition will not impair property values in the neighborhood.

IV. CONCLUSION

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

The ZONING BOARD OF APPEALS hereby approves the Applicant's applications for variations, and the Zoning Administrator is hereby 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.*).

APPLICANT: Sojo's Studios 2 Inc.

CAL NO.: 501-18-S

APPEARANCE FOR: Thomas Raines

MINUTES OF MEETING:
October 19, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 9521-27 S. Western Avenue

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

**ACTION OF BOARD-
APPLICATION APPROVED**

THE VOTE

RECEIVED

NOV 19 2018

CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

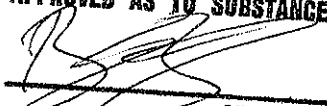
THE RESOLUTION:

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

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

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): provided the special use is issued solely to the applicant, Sojo's Studios 2, Inc.

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

APPLICANT: Armand & Sons, LLC

CAL NO.: 514-18-S

APPEARANCE FOR: Thomas Moore

MINUTES OF MEETING:
October 19, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 5820 N. Clark Street

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

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

RECEIVED

NOV 19 2018

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

THE RESOLUTION:

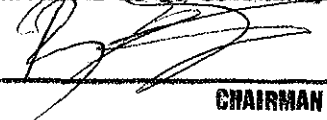
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 19, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on October 5, 2018; and

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

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

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

APPROVED AS TO SUBSTANCE


CHAIRMAN