

JANUARY 17, 2020

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

**APPLICANT:** Jonathan Klemm

**CAL NO.:** 1-20-Z

**APPEARANCE FOR:** Thomas Moore

**MINUTES OF MEETING:**  
January 17, 2020

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 2333 W. Montana Street

**NATURE OF REQUEST:** Application for a variation to reduce the front setback from the required 12' to 8.29', east side setback from 2' to 1.75', west from 2' to 0.2', combined side setback from 4.8' to 1.95' to allow the subdivision of one zoning lot into two zoning lots. The existing two-story, two dwelling unit building shall remain. A single family residence is proposed for the vacant lot.

**ACTION OF BOARD-  
VARIATION GRANTED**

**THE VOTE**

FARZIN PARANG  
ZURICH ESPOSITO  
SYLVIA GARCIA  
JOLENE SAUL  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 17, 2020 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 2, 2020; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the front setback to 8.29', east side setback to 1.75', west to 0.2', combined side setback to 1.95' to allow the subdivision of one zoning lot into two zoning lots. The existing two-story, two dwelling unit building shall remain. A single family residence is proposed for the vacant lot; 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 foresaid 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.

FEB 24 2020

CITY OF CHICAGO  
ZONING BOARD OF APPEALS

APPROVED AS TO SUBSTANCE

  
CHAIRMAN

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

APPLICANT: Salonlb

CAL NO.: 2-20-Z

APPEARANCE FOR: Amy Degnan

MINUTES OF MEETING:  
January 17, 2020

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1010 W. 35<sup>th</sup> Street

NATURE OF REQUEST: Application for a variation to establish a public place of amusement license for a medium venue entertainment use which shall be located on the 5th floor (Suite 500) of an existing building.

**ACTION OF BOARD-  
VARIATION GRANTED**

**THE VOTE**

FARZIN PARANG  
ZURICH ESPOSITO  
SYLVIA GARCIA  
JOLENE SAUL  
SAM TOIA

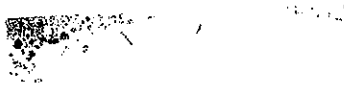
AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
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X		
X		

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 17, 2020 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 2, 2020; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a public place of amusement license for a medium venue entertainment use which shall be located on the 5th floor (Suite 500) of an existing 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 foresaid variation request be and it hereby is granted subject to the following condition(s):

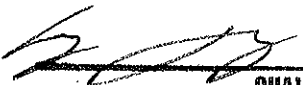
That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.



FEB 24 2020

APPROVED AS TO SUBSTANCE

CITY OF CHICAGO  
ZONING BOARD OF APPEALS

  
CHAIRMAN



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

APPLICANT: Wrath Barber Co. dba Wrath & Co. Barbers Cal. No. 3-20-S

APPEARANCE FOR: Thomas Moore

MINUTES OF MEETING:  
January 17, 2020

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1645 N. Clybourn

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

ACTION OF BOARD-  
APPLICATION APPROVED

THE VOTE

FARZIN PARANG  
ZURICH ESPOSITO  
SYLVIA GARCIA  
JOLENE SAUL  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

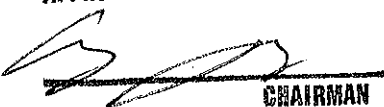
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 17, 2020 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 2, 2020; and

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):

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

FEB 24 2020  
CITY OF CHICAGO  
ZONING BOARD OF APPEALS

APPROVED AS TO SUBSTANCE  
  
CHAIRMAN

**APPLICANT:** Davis Isinger

**CAL NO.:** 4-20-Z

**APPEARANCE FOR:** Thomas Moore

**MINUTES OF MEETING:**  
January 17, 2020

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 1634 W. Catalpa Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the rear yard setback from the required 2' to 1.74' to retain the existing detached garage which was built contrary to permit which serves the existing single family residence.

**ACTION OF BOARD-  
VARIATION GRANTED**

**THE VOTE**

FARZIN PARANG  
ZURICH ESPOSITO  
SYLVIA GARCIA  
JOLENE SAUL  
SAM TOIA

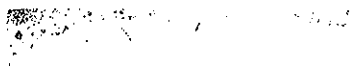
AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 17, 2020 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 2, 2020; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the rear yard setback to 1.74' to retain the existing detached garage which was built contrary to permit which serves the existing single family residence; an additional variation was granted to the subject property in Cal. No. 5-20-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 foresaid 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.



FEB 24 2020

APPROVED AS TO SUBSTANCE

  
CHAIRMAN

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

**APPLICANT:** Davis Isinger

**CAL NO.:** 5-20-Z

**APPEARANCE FOR:** Thomas Moore

**MINUTES OF MEETING:**  
January 17, 2020

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 1634 W. Catalpa Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the required rear yard open space of 225 square feet by providing it to the new roof deck of the existing detached garage which serves the existing single family residence.

**ACTION OF BOARD-  
VARIATION GRANTED**

**THE VOTE**

FARZIN PARANG  
ZURICH ESPOSITO  
SYLVIA GARCIA  
JOLENE SAUL  
SAM TOIA

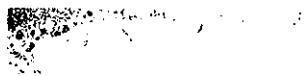
AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 17, 2020 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 2, 2020; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the required rear yard open space of 225 square feet by providing it to the new roof deck of the existing detached garage which serves the existing single family residence; an additional variation was granted to the subject property in Cal. No. 4-20-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 foresaid 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.



FEB 24 2020

CITY OF CHICAGO  
ZONING BOARD OF APPEALS

APPROVED AS TO SUBSTANCE

*[Handwritten Signature]*  
CHAIRMAN

**ZONING BOARD OF APPEALS  
CITY OF CHICAGO**

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



**MAY 18 2020**  
CITY OF CHICAGO  
ZONING BOARD OF APPEALS

**Anthem Church Properties**

APPLICANT

**6-20-S**  
CALENDAR NUMBER

**3850 W. Montrose Ave.**

PREMISES AFFECTED

**January 17, 2020**

HEARING DATE

**ACTION OF BOARD**

**THE VOTE**

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

	AFFIRMATIVE	NEGATIVE	ABSENT
Farzin Parang, Chairman	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Zurich Esposito	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sylvia Garcia	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jolene Saul	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sam Toia	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**FINDINGS OF THE ZONING BOARD OF APPEALS  
IN THE MATTER OF THE SPECIAL USE APPLICATION FOR 3850 W.  
MONTROSE AVENUE BY ANTHEM CHURCH PROPERTIES**

**I. BACKGROUND**

Anthem Church Properties (the "Applicant") submitted a special use application for 3850 W. Montrose Avenue (the "subject property"). The subject property is currently zoned C2-1 and is improved with a one-story brick building (the "building") and a twenty-six (26) parking space parking lot (the "parking lot"). The Applicant proposed to establish a church in the building (the "proposed church"). To permit this, the Applicant sought a special use for a religious assembly use. In accordance with Section 17-13-0903 of the Chicago Zoning Ordinance, the Zoning Administrator of the City's Department of Planning and Development (the "Zoning Administrator") recommended approval of the special use for a religious assembly use, provided that the development was consistent with the design and layout of the plans and drawings dated November 19, 2019, prepared by Integrus Construction and Metis Design, LLC.

**II. PUBLIC HEARING**

**A. The Hearing**

The ZONING BOARD OF APPEALS held a public hearing on the Applicant's special use application at its regular meeting on January 17, 2020, after due notice thereof as provided under Sections 17-13-0107-A(9) and 17-13-0107-B of the Chicago Zoning

Ordinance and by publication in the *Chicago Sun-Times*. In accordance with the ZONING BOARD OF APPEALS' Rules of Procedure, the Applicant had submitted its proposed Findings of Fact. The Applicant's senior president and the senior pastor of Anthem Church Mr. Stephen Sudworth, the Applicant's project manager Ms. Sheeta Philip and its attorney Mr. Rich Baker were present. The Applicant's architect Ms. Anna Ninoyu and its MAI certified appraiser Mr. Steve Albert were also present. Testifying in opposition to the application was Mr. John Bergin.

The Applicant's attorney Mr. Rich Baker provided a short overview of the subject property.

The ZONING BOARD OF APPEALS noted that a Mr. Bergin had entered his name in opposition on the appearance form in this matter. It requested that if Mr. Bergin planned to testify on the matter, Mr. Bergin come down to testify.

Mr. Baker then began to provide an overview of the Applicant's application.

The ZONING BOARD OF APPEALS asked if the Applicant had previously met with Mr. Bergin.

Mr. Baker stated that the Applicant had not. He stated that up until this moment, he had not been aware of any opposition to the Applicant's matter.

The ZONING BOARD OF APPEALS stated that it would briefly pass the matter so that the Applicant and Mr. Bergin could have a discussion. It then heard other matters on its January 17, 2020 agenda.

When the ZONING BOARD OF APPEALS recalled the matter, Mr. Baker explained that although the Applicant only had to provide twenty-six (26) parking spaces for the special use (due to a forty-eight (48) parking space credit it received from the Zoning Administrator), the Applicant knew it had to provide more parking than what existed at the subject property's parking lot. He stated that the Applicant therefore had obtained use of two nearby parking lots: the parking lot at the nearby Wintrust Bank and the parking lot at the nearby DaVita Dialysis Center. He stated that the Wintrust Bank parking lot had twenty-eight (28) parking spaces, and the DaVita Dialysis Center parking lot had twenty-nine (29) parking spaces. He stated that the Applicant had also reached out the nearby Haugan Elementary School and the school had indicated that after it was done with its renovations, it would be interested in working with the Applicant with respect to additional parking.

In response to questions by the ZONING BOARD OF APPEALS, Mr. Baker provided further information with respect to the Applicant's rental and use of the Wintrust Bank Parking lot and the DaVita Dialysis Center parking lot.

Mr. John Bergin, of 4339 N. Springfield, testified in opposition to the special use. He testified that he lived about a hundred feet from the subject property and had visited the



subject property many times over the last twenty-five years. He testified as to the parking issues that already existed in the neighborhood and was concerned about adding more cars to the area. He testified that his opposition to the application was based solely on parking, as he did not believe the twenty-six (26) on-site parking spaces could adequately provide parking for a church that he believed would have a congregation of about 200 people. He testified that he was familiar with the additional parking lots the Applicant proposed to use and that they were about a block away from the subject property.

In response to questions from the ZONING BOARD OF APPEALS, Mr. Bergin testified that his block did not have permit parking. The ZONING BOARD OF APPEALS suggested that Mr. Bergin speak to his alderman about the possibility of creating permit parking on Springfield, as this would help alleviate the congestion caused lack of available parking on Montrose.

Mr. Baker then introduced his witnesses.

Mr. Sudworth then testified that Anthem Church's midweek prayer meeting consisted of forty (40) to fifty (50) people.

In response to questions by the ZONING BOARD OF APPEALS, Mr. Bergin testified that based on Mr. Baker's representations with respect to parking, he was withdrawing his objection.

In response to further questions by the ZONING BOARD OF APPEALS, Ms. Philip testified as to her discussions with Wintrust Bank and Haugen Elementary School. She then testified as to the Applicant's timeline for renovating the building as well as when Anthem Church anticipated starting services at the subject property.

The ZONING BOARD OF APPEALS recognized Mr. Albert as an expert in real estate appraisal and recognized Ms. Ninoyu as an expert in architecture.

At the ZONING BOARD OF APPEALS' request, Mr. Baker provided further explanation of the Zoning Administrator's parking credit.

#### B. Criteria for a Special Use

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

### III. FINDINGS OF FACT

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

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

The subject property is located in a C2-1 zoning district. The Applicant's proposed church is a special use in a C2 zoning district.<sup>1</sup> The Applicant is seeking no other relief from the Chicago Zoning Ordinance. It is only the special use that brings it before the ZONING BOARD OF APPEALS. Since the ZONING BOARD OF APPEALS has decided to grant the special use to the Applicant, the Applicant's proposed special use therefore complies with all applicable standards of the Chicago Zoning Ordinance.

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

The proposed special use is in the interest of the public convenience as it will allow Anthem Church to continue providing religious services to the Albany Park neighborhood. As set forth in Mr. Sudworth's affidavit, Anthem Church currently meets in a rented facility elsewhere in Albany Park. Further, as the Applicant will be rehabilitating a vacant and dilapidated building, the proposed special use will not have an adverse impact on the general welfare of the neighborhood or community. Moreover, and as set forth in Mr. Albert's report, the proposed special use will not adversely affect residential property values in the area.

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

The proposed special use will be located within the vacant and dilapidated building. The building itself has existed on the subject property for the last ninety-three (93) years. As can be seen from the plans and renderings, the building and the parking lot will be substantially rehabilitated. As set forth in Mr. Albert's report, the building will be painted dark gray on all four sides to improve the appearance of the building. Landscaping and trees will be planted along

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<sup>1</sup> Pursuant to Section 17-3-0207-L of the Chicago Zoning Ordinance.

Montrose Avenue, Avers Avenue and Springfield Avenue. This rehabilitation will ensure that the proposed use is compatible with character of the surrounding area in terms of site planning and building scale and project design.

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

As can be seen from Mr. Albert's affidavit and report, the surrounding area is mixed use, with predominately residential land uses to the north of the subject property. The proposed operating characteristics of the church, as set forth in Mr. Sudworth's testimony and affidavit and as recounted in Mr. Albert's report, will be compatible with such mixed use land. The ZONING BOARD OF APPEALS agrees with Mr. Albert that the proposed special use will be much less intensive than what previously existed at the subject property and therefore much more compatible with the residential land uses to the north of the subject property. Moreover, and as can be seen from Mr. Baker's presentation to the ZONING BOARD OF APPEALS and the Applicant's proposed Findings of Fact – as well as Ms. Philip's testimony – the Applicant is very aware that it needs to provide more parking than what is required by the Chicago Zoning Ordinance and has obtained such additional parking. Therefore, the ZONING BOARD OF APPEALS finds that the proposed special use is compatible with the character of the surrounding area in terms of operating characteristics, outdoor lighting, noise and traffic generation.

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

As set forth in Mr. Albert's report, the proposed special use shall involve substantial rehabilitation of the building and parking lot. This rehabilitation will promote pedestrian safety and comfort as it will add trees, lighting and fencing to the parking lot.

#### 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 special use pursuant to Sections 17-13-0905-A Chicago Zoning Ordinance.

The ZONING BOARD OF APPEALS hereby approves the Applicant's application for a special use, and pursuant to the authority granted to the ZONING BOARD OF

APPEALS by Section 17-13-0906 of the Chicago Zoning Ordinance, the Zoning Administrator is authorized to permit said special use subject to the following condition:

1. The special use shall be developed consistently with the design and layout of the plans and drawings dated November 19, 2019, prepared by Integrus Construction and Metis Design, LLC.

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

APPROVED AS TO SUBSTANCE

By:   
Farzin Parang, Chairman

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

APPLICANT: Yoali Tapia CAL NO.: 7-20-Z

APPEARANCE FOR: Same as Applicant MINUTES OF MEETING:

January 17, 2020

APPEARANCE AGAINST: None

PREMISES AFFECTED: 5254 S. Whipple Street

NATURE OF REQUEST: Application for a variation to reduce the rear setback from 35.11' to 2.72', south side setback from 3.46' to zero (north to be 2.88'), combined side setback from 8.65' to 2.88' for a one-car carport attached to the existing garage with 9.42' high rolling gate and a new covered patio at the rear.

ACTION OF BOARD- VARIATION GRANTED

THE VOTE

FARZIN PARANG
ZURICH ESPOSITO
SYLVIA GARCIA
JOLENE SAUL
SAM TOIA

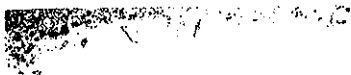
Table with 3 columns: AFFIRMATIVE, NEGATIVE, ABSENT. Rows for each name with 'X' in the AFFIRMATIVE column.

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 17, 2020 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 2, 2020; 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 2.72', south side setback to zero (north to be 2.88'), combined side setback to 2.88' for a one-car carport attached to the existing garage with 9.42' high rolling gate and a new covered patio at the rear; 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 foresaid variation request be and it hereby is granted subject to the following condition(s): as built.

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



FEB 24 2020

CITY OF CHICAGO
ZONING BOARD OF APPEALS

APPROVED AS TO SUBSTANCE

Signature of Chairman
CHAIRMAN



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

**APPLICANT:** Ruben Salgado dba 4630 W. Augusta Inc. Cal. No. 8-20-S

**APPEARANCE FOR:** Dean Maragos

**MINUTES OF MEETING:**  
January 17, 2020

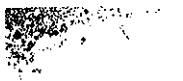
**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 4630 W. Augusta Boulevard

**NATURE OF REQUEST:** Application for a special use to establish a small venue (banquet hall) on the second floor of an existing two-story building.

**ACTION OF BOARD-**  
**Continued to February 21, 2020**

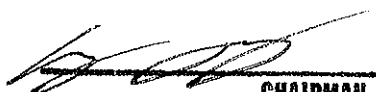
**THE VOTE**

  
FEB 24 2020  
CITY OF CHICAGO  
ZONING BOARD OF APPEALS

FARZIN PARANG  
ZURICH ESPOSITO  
SYLVIA GARCIA  
JOLENE SAUL  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
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X		
X		

**APPROVED AS TO SUBSTANCE**

  
**CHAIRMAN**

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

**APPLICANT:** Jose R. Gomez dba No Limit Barber Studio CAL NO.: 9-20-S

**APPEARANCE FOR:** Same as Applicant

**MINUTES OF MEETING:**  
January 17, 2020

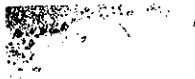
**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 13419 S. Baltimore Avenue

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

**ACTION OF BOARD-**  
**Continued to February 21, 2020**

**THE VOTE**




FEB 24 2020

CITY OF CHICAGO  
ZONING BOARD OF APPEALS

FARZIN PARANG  
ZURICH ESPOSITO  
SYLVIA GARCIA  
JOLENE SAUL  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

**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



MAY 18 2020

CITY OF CHICAGO  
ZONING BOARD OF APPEALS

**Dr. Nathaniel Hoffman**  
APPLICANT

**10-20-Z**  
CALENDAR NUMBER

**2342 W. Superior Street**  
PREMISES AFFECTED

**January 17, 2020**  
HEARING DATE

**ACTION OF BOARD**

**THE VOTE**

The application for the variation is denied.

	AFFIRMATIVE	NEGATIVE	ABSENT
Farzin Parang, Chairman	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Zurich Esposito	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sylvia Garcia	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Jolene Saul	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sam Toia	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**FINDINGS OF THE ZONING BOARD OF APPEALS  
IN THE MATTER OF THE VARIATION APPLICATION FOR 2342 W.  
SUPERIOR STREET BY DR. NATHANIAL HOFFMAN.**

**I. BACKGROUND**

Dr. Nathaniel Hoffman (the "Applicant") submitted a variation application for 2342 W. Superior Street (the "subject property"). The subject property is currently zoned RS-3 and is currently improved with a two-story single-family home (the "home"). The Applicant had previously erected a roof deck with a two pergolas atop the home. This was done without first obtaining a building permit from the City's Department of Buildings. As such, it was also done without any zoning review.<sup>1</sup> A stop work order was issued, and the Applicant was cited. In particular and germane to the matter before the ZONING BOARD OF APPEALS, the south pergola<sup>2</sup> violated section 17-17-0311-

<sup>1</sup> As set forth in section 17-13-1301 of the Chicago Zoning Ordinance, no building permit may be issued unless and until the application for such building permit has been examined by the City's Office of Zoning Administrator ("Zoning Administrator"). This is why, as set forth in Section 17-13-1302 of the Chicago Zoning Ordinance, every application for a building permit is simultaneously an application for zoning certification. As the Applicant did not obtain a building permit before erecting the roof deck, no zoning review could take place.

<sup>2</sup> This south pergola is the pergola located between the front building wall and the masonry stair enclosure (i.e., the pergola located at the front of the home and visible from the south elevation). It is also referred to as a "canopy" or "trellis" on the plans, a "combustible canopy" on the case notes from the City's Hansen system (replicated on said plans) and an "awning" by ZONING BOARD OF APPEALS' Commissioner Esposito. For consistency, the ZONING BOARD OF APPEALS will refer to it as a pergola.

B(5)(a) of the Chicago Zoning Ordinance in that it was not set back at least 20' from the front building line. The north pergola<sup>3</sup> is not at issue.<sup>4</sup> Therefore, to legalize the south pergola and obtain an as-built building permit, the Applicant sought a variation pursuant to section 17-13-1101-B of the Chicago Zoning Ordinance to reduce the setback for a rooftop element from the building front line from the minimum 20' to 4.17'.

## II. PUBLIC HEARING

### A. The Hearing

The ZONING BOARD OF APPEALS held a public hearing on the Applicant's variation application at its regular meeting on January 17, 2020, after due notice thereof as provided under Sections 17-13-0107-A(9) and 17-13-0107-B of the Chicago Zoning Ordinance and by publication in the *Chicago Sun-Times*. In accordance with the ZONING BOARD OF APPEALS' Rules of Procedure, the Applicant had submitted his proposed Findings of Facts.<sup>5</sup> The Applicant and his attorney Mr. Milan Trifkaovich were present at the hearing.

### 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

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<sup>3</sup> The north pergola is the pergola located to the north of the masonry stair enclosure (i.e., the pergola located at the rear of the home and visible from the north elevation).

<sup>4</sup> As shown by the plans, the north pergola violates neither section 17-17-0311-B(5)(a) nor section 17-17-0311-B(5)(b) of the Chicago Zoning Ordinance.

<sup>5</sup> The Applicant provided the ZONING BOARD OF APPEALS with two proposed Findings of Fact. One the Applicant filled out himself. The other was prepared by his attorney.

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

### III. FINDINGS OF FACT.

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

1. *Strict compliance with the regulations and standards of the Chicago Zoning Ordinance would not create practical difficulties or particular hardships for the subject property.*

The ZONING BOARD OF APPEALS wants to make clear that strict compliance with the regulations and standards of the Chicago Zoning Ordinance would not – as suggested by the Applicant in his proposed Findings of Fact or his presentation to the ZONING BOARD OF APPEALS – require the Applicant to remove the entire roof deck. As noted above, the only portion of the roof deck that violates the Chicago Zoning Ordinance is the south pergola.<sup>6</sup> Thus, any arguments that strict compliance with the regulations and standards of the Chicago Zoning Ordinance would deny the subject property the ability to have a roof deck must be rejected. Any arguments that strict compliance with the regulations and standards of the Chicago Zoning Ordinance would deny the subject property the ability to have a pergola as part of said roof deck must also be rejected. After all, the north pergola does strictly comply with the regulations and standards of the Chicago Zoning Ordinance and therefore (provided the Applicant obtained an as-built building permit for it) could remain on the subject property. Thus, the

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<sup>6</sup> As can be seen from the plans and the Zoning Administrator's official denial of zoning certification.



Applicant's burden<sup>7</sup> at the hearing was to prove to the ZONING BOARD OF APPEALS that the subject property's inability to have a pergola that violated the setback for a rooftop element from the building front line created practical difficulties or particular hardships for the subject property.

The ZONING BOARD OF APPEALS finds that the Applicant failed to sustain this burden. In particular, the ZONING BOARD OF APPEALS finds that the Applicant failed to show how having a rooftop pergola at this particular location would cause practical difficulty or particular hardship for the subject property. The ZONING BOARD OF APPEALS acknowledges that the Applicant will suffer some financial loss (though the ZONING BOARD OF APPEALS does not find credible the Applicant's argument that taking down *just* the south pergola will cost the Applicant \$170,000<sup>8</sup>) but the standard is not loss to the Applicant but practical difficulty or particular hardship for the *subject property*. If there were no place on the subject property for a pergola other than in the setback for a rooftop element, the ZONING BOARD OF APPEALS acknowledges that the analysis might very well be different. However, and as noted above, the subject property can support a pergola that respects the setback for a rooftop element.

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

Pursuant to Section 17-1-0513 of the Chicago Zoning Ordinance, the purpose and intent of the Chicago Zoning Ordinance is to "establis[h] clear and efficient development review and approval procedures." One such procedure is the requirement that the ZONING BOARD OF APPEALS may not approve a variation unless it makes findings, based on the evidence submitted to it in each case, that strict compliance with the regulations and standards of the Chicago Zoning Ordinance would create practical difficulties or particular hardships for the subject property. Since the ZONING BOARD OF APPEALS declines to find that strict compliance with the regulations and standards of the Chicago Zoning Ordinance would create practical difficulties or particular hardships for the subject property, the requested variation is not consistent with the Chicago Zoning Ordinance's clear and efficient development review and approval procedures.

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<sup>7</sup> In an application for a variation, the burden of proof is on the applicant. It is not upon the ZONING BOARD OF APPEALS. *River State Bank & Trust Co. v. Zoning Bd. of Appeals of Maywood*, 34 Ill.App.2d 412, 417 (1st Dist. 1961).

<sup>8</sup> It is clear from the plans and the contractor's estimate dated April 24, 2018 that the \$170,000 amount refers to the cost of the entirety of the roof deck.

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

1. *The Applicant failed to prove that 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.*

It is up to the Applicant to prove his case. The Applicant did not provide any credible evidence as to this criterion. In fact, the Applicant testified that when he purchased the subject property, the home had neither a roof deck nor a pergola. As he only purchased the subject property two-and-a-half years ago, the ZONING BOARD OF APPEALS finds that the subject property can yield a reasonable return without the south pergola, especially, and as noted above, the rest of the roof deck (including the north pergola) does not need (provided the Applicant obtains an as-built building permit for it) to be removed.

2. *Any practical difficulty or particular hardship is not due to unique circumstances and is generally applicable to other similarly situated property.*

The ZONING BOARD OF APPEALS has declined to find the existence of a practical difficulty or a particular hardship. Even assuming that the removal of the south pergola is a practical difficulty or particular hardship, such removal cannot be considered a unique circumstance. Generally, when people improve their property without first applying for and receiving a building permit, they build contrary to not only the Chicago Building Code but also the Chicago Zoning Ordinance. When they so build, removal of the features that do not comply with either the Chicago Building Code or the Chicago Zoning Ordinance (or both) is generally required.

3. *The Applicant failed to prove that the variation, if granted, will not alter the essential character of the neighborhood.*

It is up to the Applicant to prove his case. The Applicant provided no credible evidence as to this criterion. For instance, although the Applicant summarily testified<sup>9</sup> that "a few" of the surrounding homes had "similar rooftops and decks,"

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<sup>9</sup> The ZONING BOARD OF APPEALS notes that throughout the hearing, the Applicant's demeanor was highly evasive, making the Applicant's testimony of limited probative value to the ZONING BOARD OF

he failed to testify what these similarities were. Nor did he provide any pictures to show the ZONING BOARD OF APPEALS what he meant by "similarities." In fact, the only picture the ZONING BOARD OF APPEALS has in its file that shows with any detail other improvements in the area is a picture provided by Zoning Administrator staff that shows the subject property with the improvements immediately adjacent to it. The improvement to the east does not have a pergola on its roof that is visible from the front façade. Instead, it has a front porch, which the ZONING BOARD OF APPEALS finds not at all similar to the south pergola. The improvement to the west also does not appear to have a pergola on its roof that is visible from its front façade but instead has a front porch and a second-floor balcony. The ZONING BOARD OF APPEALS finds these features not at all similar to the south pergola. Again, and as noted above, it is only the south pergola that was at issue before the ZONING BOARD OF APPEALS.

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

1. *The particular physical surroundings, shape or topographical condition of the specific property involved would not 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.*

It is up to the Applicant to prove his case. The Applicant provided no credible evidence as to this criterion. In fact, it is clear from looking at the subject property that there is nothing unique about the particular physical surroundings, shape or topographical condition of the subject property that would make it impossible to erect a roof top pergola that is compliant with the Chicago Zoning Ordinance on the subject property. On the contrary, and as noted above, the Chicago Zoning Ordinance allows the Applicant to have both a roof deck and a pergola atop the home. What the Chicago Zoning Ordinance does not allow is for the Applicant to have a pergola at this particular location on the home's roof. The ZONING BOARD OF APPEALS finds that not being able to have a pergola at this particular location (i.e., in the rooftop feature setback) is a mere inconvenience to the Applicant.

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APPEALS, especially when combined with his written statements and the actual plans submitted to the Zoning Administrator by his architect.

2. *The conditions upon which the petition for the variation are based would be applicable, generally, to other property within the same zoning classification.*

The Applicant is attempting to legalize an improvement that was built without a building permit. The ZONING BOARD OF APPEALS finds that there is nothing unique about this condition. Indeed, such a condition would be applicable, generally, to other property within the RS-3 zoning classification.

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

It is up to the Applicant to prove his case. The Applicant provided no credible evidence as to this criterion.

4. *No alleged practical difficulty or particular hardship exists, regardless of whether such alleged practical difficulty or particular hardship has been created by a person presently having an interest in the property.*

As set forth in great detail above, the ZONING BOARD OF APPEALS finds that no practical difficulty or particular hardship exists in the present case. Even assuming there was a practical difficulty or particular hardship with respect to the south pergola, such practical difficulty or particular hardship has been created by the Applicant. The Applicant testified that he hired the contractor that erected the south pergola.

5. *There is insufficient evidence to show that granting 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.*

It is up to the Applicant to prove his case. The Applicant provided no credible evidence as to this criterion.

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

It is up to the Applicant to prove his case. The Applicant provided no credible evidence as to this criterion.

#### IV. CONCLUSION

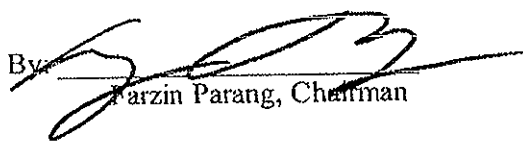
For all of these reasons, the ZONING BOARD OF APPEALS finds that the Applicant has not proved his case by evidence, testimony and the entire record, including the Applicant's proposed Findings of Fact, covering the specific criteria for a variation pursuant to Sections 17-13-1107-A, B and C of the Chicago Zoning Ordinance.

The ZONING BOARD OF APPEALS hereby denies the Applicant's application for a variation.

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

APPROVED AS TO SUBSTANCE

By

  
Farzin Parang, Chairman



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

**APPLICANT:** 7000 W. North, LLC

**CAL NO.:**11-20-Z

**APPEARANCE FOR:** Rolando Acosta

**MINUTES OF MEETING:**  
January 17, 2020

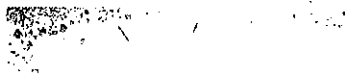
**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 7000 W. North Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the minimum lot area per efficiency unit from the required 700 square feet to 697.26 square feet to convert an existing three-story office building to a mixed use building with sixteen elderly housing units on the second and third stories and ground floor office and personal service uses.

**ACTION OF BOARD-  
VARIATION GRANTED**

**THE VOTE**

  
**FEB 24 2020**  
 CITY OF CHICAGO  
 ZONING BOARD OF APPEALS

FARZIN PARANG  
 ZURICH ESPOSITO  
 SYLVIA GARCIA  
 JOLENE SAUL  
 SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		


WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 17, 2020 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 2, 2020; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the minimum lot area per efficiency unit from the required 700 square feet to 697.26 square feet to convert an existing three-story office building to a mixed use building with sixteen elderly housing units on the second and third stories and ground floor office and personal service uses; 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 foresaid 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:** Simona Trifan

Cal. No.12-20-S

**APPEARANCE FOR:** John Pikarski

**MINUTES OF MEETING:**  
January 17, 2020

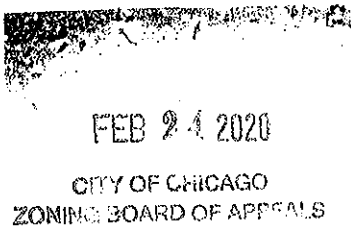
**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 1850-56 W. Pershing Road

**NATURE OF REQUEST:** Application for a special use to establish residential use below the second floor for the conversion of a ground floor retail space to a dwelling unit with two dwelling units above.

**ACTION OF BOARD-  
APPLICATION APPROVED**

**THE VOTE**



FARZIN PARANG  
ZURICH ESPOSITO  
SYLVIA GARCIA  
JOLENE SAUL  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

**THE RESOLUTION:**

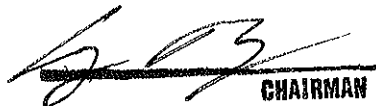
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 17, 2020 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 2, 2020; and

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 residential use below the second floor for the conversion of a ground floor retail space to a dwelling unit with two dwelling units above; 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 Simona Trifan, and the development is consistent with the design and layout of the plans and drawings dated October 25, 2018, prepared by Jim Ridley, Architect.

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:** Mirzapur, Inc. Cal. No.13-20-S

**APPEARANCE FOR:** Nicholas Ftikas **MINUTES OF MEETING:**  
January 17, 2020

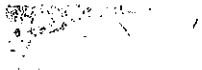
**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 4635-37 N. Broadway

**NATURE OF REQUEST:** Application for a special use to establish a packaged goods store (liquor sales).

**ACTION OF BOARD-  
APPLICATION APPROVED**

**THE VOTE**

  
**FEB 24 2020**  
 CITY OF CHICAGO  
 ZONING BOARD OF APPEALS

FARZIN PARANG  
 ZURICH ESPOSITO  
 SYLVIA GARCIA  
 JOLENE SAUL  
 SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

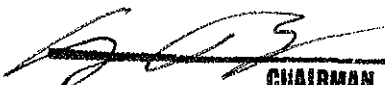
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 17, 2020 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 2, 2020; 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 packaged goods store (liquor sales); 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 Mirzapur, Inc.

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

**APPROVED**   
**CHAIRMAN**

**APPLICANT:** Coumba Sow, LLC

Cal. No.14-20-S

**APPEARANCE FOR:** Same as Applicant

**MINUTES OF MEETING:**  
January 17, 2020

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 7505 S. Jeffery Boulevard

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

**ACTION OF BOARD-  
APPLICATION APPROVED**

**THE VOTE**



FEB 24 2020  
CITY OF CHICAGO  
ZONING BOARD OF APPEALS

FARZIN PARANG  
ZURICH ESPOSITO  
SYLVIA GARCIA  
JOLENE SAUL  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 17, 2020 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 2, 2020; 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):

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: 800 Altgeld, LLC

CAL NO.:15-20-Z

APPEARANCE FOR: Rolando Acosta

MINUTES OF MEETING:  
January 17, 2020

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2500 N. Halsted Street

NATURE OF REQUEST: Application for a variation to reduce the front setback from the required 9' to zero, rear setback from 30' to zero, and west side setback from 2.01' to zero for a proposed four-story, eleven dwelling unit mixed use building with ground floor commercial space, roof deck and four enclosed parking spaces.

**ACTION OF BOARD-  
VARIATION GRANTED**

**THE VOTE**

FEB 24 2020  
CITY OF CHICAGO  
ZONING BOARD OF APPEALS

FARZIN PARANG  
ZURICH ESPOSITO  
SYLVIA GARCIA  
JOLENE SAUL  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

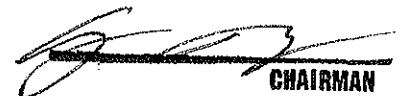
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 17, 2020 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 2, 2020; and

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 zero, and west side setback to zero for a proposed four-story, eleven dwelling unit mixed use building with ground floor commercial space, roof deck and four enclosed parking spaces; 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 foresaid 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: Willie Brickhouse

CAL NO.:16-20-Z

APPEARANCE FOR: Thomas Moore

MINUTES OF MEETING:  
January 17, 2020

APPEARANCE AGAINST: None

PREMISES AFFECTED: 4124 S. Berkeley Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the rear setback from the required 21.64' to 0.35', north side setback from 2' to zero (south to be 2') combined side setback from 4' to 2', the rear property line located at 10' from the centerline of the alley from the required 2' to 0.35 for a rear attached one car garage and a rear three story addition to the existing single family home.

**ACTION OF BOARD-**  
Continued to February 21, 2020

**THE VOTE**

FEB 24 2020  
CITY OF CHICAGO  
ZONING BOARD OF APPEALS

FARZIN PARANG  
ZURICH ESPOSITO  
SYLVIA GARCIA  
JOLENE SAUL  
SAM TOIA

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:** Willie Brickhouse

**CAL NO.:**17-20-Z

**APPEARANCE FOR:** Thomas Moore

**MINUTES OF MEETING:**  
January 17, 2020

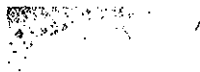
**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 4124 S. Berkeley Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the rear yard open space from the required seventy-six square feet to zero for a proposed rear three-story addition with a rear attached one-car garage.

**ACTION OF BOARD-**  
**Continued to February 21, 2020**


**THE VOTE**

  
FEB 21 2020  
CITY OF CHICAGO  
ZONING BOARD OF APPEALS

FARZIN PARANG  
ZURICH ESPOSITO  
SYLVIA GARCIA  
JOLENE SAUL  
SAM TOIA

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:** Pilsen Church Cal. No.18-20-S

**APPEARANCE FOR:** John Pikarski **MINUTES OF MEETING:**  
January 17, 2020

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 1809 S. Racine Avenue

**NATURE OF REQUEST:** Application for a special use to establish an eighty-four seat religious assembly facility.

**ACTION OF BOARD-**  
**Continued to March 20, 2020**

**THE VOTE**

FEB 24 2020  
CITY OF CHICAGO  
ZONING BOARD OF APPEALS

FARZIN PARANG  
ZURICH ESPOSITO  
SYLVIA GARCIA  
JOLENE SAUL  
SAM TOIA

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:** Pilsen Church

Cal. No.19-20-S

**APPEARANCE FOR:** John Pikarski

**MINUTES OF MEETING:**  
January 17, 2020

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 1854 S. Racine Avenue

**NATURE OF REQUEST:** Application for a special use to establish eleven, off-site parking spaces to serve the religious assembly located at 1809 S. Racine Avenue.

**ACTION OF BOARD-**  
**Continued to March 20, 2020**

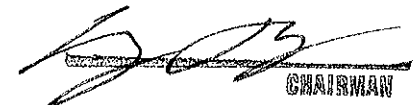
FEB 24 2020  
CITY OF CHICAGO  
ZONING BOARD OF APPEALS

**THE VOTE**

FARZIN PARANG  
ZURICH ESPOSITO  
SYLVIA GARCIA  
JOLENE SAUL  
SAM TOIA

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:** Pilsen Church

Cal. No.20-20-Z

**APPEARANCE FOR:** John Pikarski

**MINUTES OF MEETING:**  
January 17, 2020

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 1854 S. Racine Avenue

**NATURE OF REQUEST:** Application for a variation to establish shared parking for two non-residential uses with different hours of operation, with proposed off-site parking to serve a religious assembly at 1809 S. Racine Avenue.

**ACTION OF BOARD-**  
**Continued to March 20, 2020**

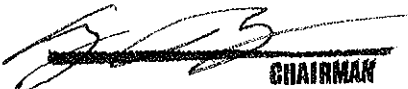
**THE VOTE**

FEB 24 2020  
CITY OF CHICAGO  
ZONING BOARD OF APPEALS

FARZIN PARANG  
ZURICH ESPOSITO  
SYLVIA GARCIA  
JOLENE SAUL  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

**APPROVED AS TO SUBSTANCE**

  
**CHAIRMAN**

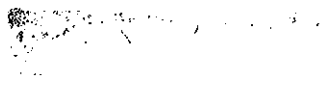
**ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905**

**APPLICANT:** DAG 4433 W. Fullerton, LLC **CAL NO.:**21-20-Z  
**APPEARANCE FOR:** Warren Silver **MINUTES OF MEETING:**  
January 17, 2020  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 4433-39 W. Fullerton Avenue

**NATURE OF REQUEST:** Application for a variation to eliminate one required 8' x 18' parking space to convert an existing four-story, twenty-one dwelling unit building to a twenty-two dwelling unit building.

**ACTION OF BOARD-  
VARIATION GRANTED**

**THE VOTE**

  
FEB 24 2020  
CITY OF CHICAGO  
ZONING BOARD OF APPEALS

FARZIN PARANG  
ZURICH ESPOSITO  
SYLVIA GARCIA  
JOLENE SAUL  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		


WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 17, 2020 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 2, 2020; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to eliminate one required 8' x 18' parking space to convert an existing four-story, twenty-one dwelling unit building to a twenty-two dwelling unit building; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that the foresaid 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:** Christopher Vaughn

**CAL NO.:**22-20-Z

**APPEARANCE FOR:** Same as Applicant

**MINUTES OF MEETING:**  
January 17, 2020

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 3331 S. Giles Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the south side setback from the required 2' to 0.5', north side setback from 2' to zero, combined side setback from 4.1' to 0.5 for a proposed rear three-story and side three-story addition rooftop stair enclosure and elevator penthouse and rear open deck for the existing single family residence.

**ACTION OF BOARD-  
VARIATION GRANTED**

**THE VOTE**

FEB 2 2020  
CITY OF CHICAGO  
ZONING BOARD OF APPEALS

FARZIN PARANG  
ZURICH ESPOSITO  
SYLVIA GARCIA  
JOLENE SAUL  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
RECUSED		
X		
X		
X		
X		

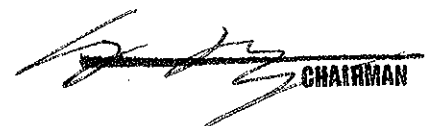
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 17, 2020 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 2, 2020; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the south side setback to 0.5', north side setback to zero, combined side setback to 0.5 for a proposed rear three-story and side three-story addition rooftop stair enclosure and elevator penthouse and rear open deck for the existing single family residence; two additional variations were granted to the subject property in Cal. Nos. 23-20-Z and 24-20-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 foresaid 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:** Christopher Vaughn  
**APPEARANCE FOR:** Same as Applicant  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 3331 S. Giles Avenue

**CAL NO.:** 23-20-Z

**MINUTES OF MEETING:**  
 January 17, 2020

**NATURE OF REQUEST:** Application for a variation to increase the height from the maximum 30' to 31.92' for a proposed rear three-story addition and three-story side addition for the existing single family residence.

**ACTION OF BOARD-  
 VARIATION GRANTED**

**THE VOTE**

FEB 24 2020  
 CITY OF CHICAGO  
 ZONING BOARD OF APPEALS

FARZIN PARANG  
 ZURICH ESPOSITO  
 SYLVIA GARCIA  
 JOLENE SAUL  
 SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
RECUSED		
X		
X		
X		
X		

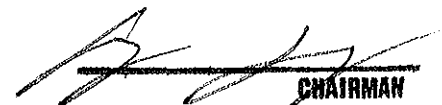
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 17, 2020 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 2, 2020; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to increase the height to 31.92' for a proposed rear three-story addition and three-story side addition for the existing single family residence; two additional variations were granted to the subject property in Cal. Nos. 22-20-Z and 24-20-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 foresaid 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:** Christopher Vaughn

**CAL NO.:** 24-20-Z

**APPEARANCE FOR:** Same as Applicant

**MINUTES OF MEETING:**  
January 17, 2020

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 3331 S. Giles Avenue

**NATURE OF REQUEST:** Application for a variation to increase the floor area ratio from 0.9 to 1.37 for a proposed rear three-story and side three-story addition to the existing three-story, single family residence.

**ACTION OF BOARD-  
VARIATION GRANTED**

**THE VOTE**

FEB 24 2020  
CITY OF CHICAGO  
ZONING BOARD OF APPEALS

FARZIN PARANG  
ZURICH ESPOSITO  
SYLVIA GARCIA  
JOLENE SAUL  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
RECUSED		
X		
X		
X		
X		


WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 17, 2020 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 2, 2020; 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 floor area ratio to 1.37 for a proposed rear three-story and side three-story addition to the existing three-story, single family residence; two additional variations were granted to the subject property in Cal. Nos. 22-20-Z and 23-20-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 foresaid 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:** Mykhaylo Ugryn and Galyna Ugryna **CAL NO.:** 25-20-Z

**APPEARANCE FOR:** Thomas Moore **MINUTES OF MEETING:**  
January 17, 2020

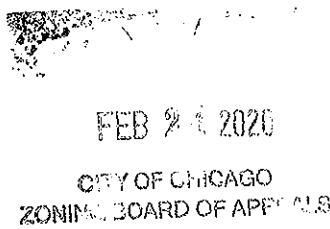
**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 3510 W. Pierce Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the west setback from the minimum 2' to 0.1' (east to be 2.9'), combined side setback from 4.8' to 3' for a proposed two-story, rear addition, front and rear deck for the existing single family residence.

**ACTION OF BOARD-  
VARIATION GRANTED**

**THE VOTE**



FARZIN PARANG  
ZURICH ESPOSITO  
SYLVIA GARCIA  
JOLENE SAUL  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		


WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 17, 2020 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 2, 2020; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the west setback to 0.1' (east to be 2.9'), combined side setback to 3' for a proposed two-story, rear addition, front and rear 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 foresaid 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:** Webster 914, LLC

**CAL NO.:** 26-20-Z

**APPEARANCE FOR:** Thomas Moore

**MINUTES OF MEETING:**

January 17, 2020

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 916 W. Webster Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the combined side setback from the required 4.8' to 4.', rear setback from 34.50' to 21.67' for a proposed three-story, two dwelling unit building with roof top deck, detached three car garage with roof deck and wood fence.

**ACTION OF BOARD-**  
**Continued to February 21, 2020**

**FEB 21 2020**  
CITY OF CHICAGO  
ZONING BOARD OF APPEALS

**THE VOTE**

FARZIN PARANG  
ZURICH ESPOSITO  
SYLVIA GARCIA  
JOLENE SAUL  
SAM TOIA

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:** Ryan Bolen **CAL NO.:** 27-20-Z

**APPEARANCE FOR:** Donald Hodgkinson **MINUTES OF MEETING:**  
January 17, 2020

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 1728 W. 18<sup>th</sup> Place

**NATURE OF REQUEST:** Application for a variation to reduce the front setback from the required 15' to 8', west side setback 2' to .67' (east side setback to be 3') combined side setback from 4.8' to 3.67' for a proposed three-story, three dwelling unit building.

**ACTION OF BOARD-  
VARIATION GRANTED**

**THE VOTE**

FEB 24 2020  
CITY OF CHICAGO  
ZONING BOARD OF APPEALS

FARZIN PARANG  
ZURICH ESPOSITO  
SYLVIA GARCIA  
JOLENE SAUL  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		


WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 17, 2020 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 2, 2020; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the front setback to 8', west side setback to .67' (east side setback to be 3') combined side setback to 3.67' for a proposed three-story, three dwelling unit building; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that the foresaid 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:** Pelly's Inc. Cal. No. 28-20-S

**APPEARANCE FOR:** Richard Zulkey **MINUTES OF MEETING:**  
January 17, 2020

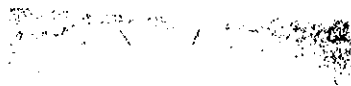
**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 3421 N. Lincoln Avenue

**NATURE OF REQUEST:** Application for a special use to establish a package goods liquor store on the ground floor south side portion of an existing one-story, retail building.

**ACTION OF BOARD-  
APPLICATION APPROVED**

**THE VOTE**

  
**FEB 24 2020**  
 CITY OF CHICAGO  
 ZONING BOARD OF APPEALS

FARZIN PARANG  
 ZURICH ESPOSITO  
 SYLVIA GARCIA  
 JOLENE SAUL  
 SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
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X		
X		

**THE RESOLUTION:**

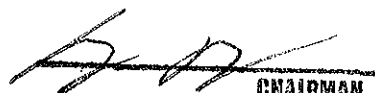
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 17, 2020 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 2, 2020; and

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 package goods liquor store on the ground floor south side portion of an existing one-story, retail building; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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

**APPROVED AS TO SUBSTANCE**

  
**CHAIRMAN**

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

**APPLICANT:** Greta Williams dba Glamour Lounge Inc. Cal. No. 29-20-S

**APPEARANCE FOR:** Same as Applicant

**MINUTES OF MEETING:**  
January 17, 2020

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 3716 W. Chicago Avenue

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

**ACTION OF BOARD-  
APPLICATION APPROVED**

**THE VOTE**

**FEB 24 2020**  
CITY OF CHICAGO  
ZONING BOARD OF APPEALS

FARZIN PARANG  
ZURICH ESPOSITO  
SYLVIA GARCIA  
JOLENE SAUL  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 17, 2020 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 2, 2020; 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):

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:** Vision Group Investments, LLC **CAL NO.:** 30-20-Z

**APPEARANCE FOR:** Paul Kolpak **MINUTES OF MEETING:**

January 17, 2020

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 2145 S. Halsted Street

**NATURE OF REQUEST:** Application for a variation to reduce the rear setback from the required 30' to 21' on floors containing dwelling units for a proposed four-story, six dwelling unit mixed use building with ground floor commercial use.

**ACTION OF BOARD-  
VARIATION GRANTED**

**THE VOTE**

FEB 24 2020  
CITY OF CHICAGO  
ZONING BOARD OF APPEALS

FARZIN PARANG  
ZURICH ESPOSITO  
SYLVIA GARCIA  
JOLENE SAUL  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

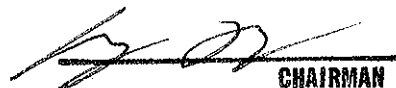
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 17, 2020 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 2, 2020; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the rear setback to 21' on floors containing dwelling units for a proposed four-story, six dwelling unit mixed use building with ground floor commercial use; an additional variation was granted to the property address in Cal. No. 31-20-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 foresaid 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:** Vision Group Investments, LLC **CAL NO.:** 31-20-Z

**APPEARANCE FOR:** Paul Kolpak **MINUTES OF MEETING:**  
January 17, 2020

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 2145 S. Halsted Street

**NATURE OF REQUEST:** Application for a variation to reduce the minimum required number of off-street parking spaces from six to five for a proposed four-story, six dwelling mixed use building with ground floor commercial use.

**ACTION OF BOARD-  
VARIATION GRANTED**

**THE VOTE**

FEB 24 2020  
CITY OF CHICAGO  
ZONING BOARD OF APPEALS

FARZIN PARANG  
ZURICH ESPOSITO  
SYLVIA GARCIA  
JOLENE SAUL  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		


WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 17, 2020 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 2, 2020; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the minimum required number of off-street parking spaces to five for a proposed four-story, six dwelling mixed use building with ground floor commercial use; an additional variation was granted to the subject property in Cal. No. 30-20-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 foresaid 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:** Hollis of Palos, LLC – Midway Cal. No. 32-20-S

**APPEARANCE FOR:** Thomas Moore **MINUTES OF MEETING:**  
January 17, 2020

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 6525 S. Cicero Avenue

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

**ACTION OF BOARD-  
APPLICATION APPROVED**

**THE VOTE**

FEB 9 2020  
CITY OF CHICAGO  
ZONING BOARD OF APPEALS

FARZIN PARANG  
ZURICH ESPOSITO  
SYLVIA GARCIA  
JOLENE SAUL  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

**THE RESOLUTION:**

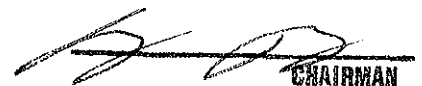
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held January 17, 2020 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 2, 2020; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a drive-through facility to serve a proposed one-story 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 special use is issued solely to the applicant Hollis of Palos, LLC - Midway, and the development is consistent with the design and layout of the plans and drawings dated December 17, 2019, prepared by Mackie Consultants, 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:** 1035 Addison, LLC

**CAL NO.:** 33-20-Z

**APPEARANCE FOR:** Carol Stubblefield

**MINUTES OF MEETING:**  
January 17, 2020

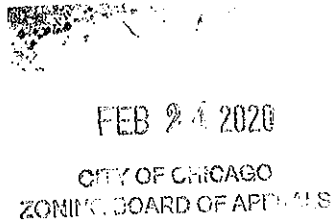
**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 1041 W. Addison Street

**NATURE OF REQUEST:** Application for a variation to reduce the off-street parking by 100% from sixteen parking spaces to zero for a proposed two-story retail building with rooftop penthouse which shall be a transit served location.

**ACTION OF BOARD-  
VARIATION GRANTED**

**THE VOTE**



FEB 24 2020  
CITY OF CHICAGO  
ZONING BOARD OF APPEALS

FARZIN PARANG  
ZURICH ESPOSITO  
SYLVIA GARCIA  
JOLENE SAUL  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

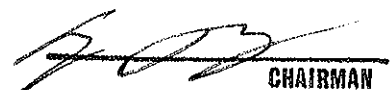
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 17, 2020 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 2, 2020; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the off-street parking by 100% to zero for a proposed two-story retail building with rooftop penthouse which shall be a transit served location; an additional variation was granted to the property address in Cal. No. 34-20-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 foresaid 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:** 1035 Addison, LLC

**CAL NO.:** 34-20-Z

**APPEARANCE FOR:** Carol Stubblefield

**MINUTES OF MEETING:**  
January 17, 2020


**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 1041 W. Addison Street

**NATURE OF REQUEST:** Application for a variation to reduce the off-street loading space from the required one to zero for a proposed two-story, retail building with rooftop elevator penthouse which shall be a transit served location.

**ACTION OF BOARD-  
VARIATION GRANTED**

**THE VOTE**

  
 FEB 24 2020  
 CITY OF CHICAGO  
 ZONING BOARD OF APPEALS

FARZIN PARANG  
 ZURICH ESPOSITO  
 SYLVIA GARCIA  
 JOLENE SAUL  
 SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 17, 2020 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 2, 2020; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the off-street loading space zero for a proposed two-story, retail building with rooftop elevator penthouse which shall be a transit served location; an additional variation was granted to the property address in Cal. No. 33-20-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 foresaid 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:** 1501 West School Acquisition, LLC **CAL NO.:** 35-20-Z

**APPEARANCE FOR:** Sara Barnes **MINUTES OF MEETING:**  
January 17, 2020

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 1501 W. School Street

**NATURE OF REQUEST:** Application for a variation to reduce the west setback from the required 3.25' to zero, rear setback from 37.57' to 2' for a proposed third floor addition to an existing two-story building with new detached three-car garage with roof deck for three new dwelling units.

**ACTION OF BOARD-  
VARIATION GRANTED**

**THE VOTE**

FEB 24 2020  
CITY OF CHICAGO  
ZONING BOARD OF APPEALS

FARZIN PARANG  
ZURICH ESPOSITO  
SYLVIA GARCIA  
JOLENE SAUL  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 17, 2020 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 2, 2020; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the west setback to zero, rear setback to 2' for a proposed third floor addition to an existing two-story building with new detached three-car garage with roof deck for three new dwelling units; three additional variations were granted to the property address in Cal. Nos. 36-20-Z, 37-20-Z, and 38-20-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 foresaid 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:** 1501 West School Acquisition, LLC **CAL NO.:** 36-20-Z

**APPEARANCE FOR:** Sara Barnes **MINUTES OF MEETING:**  
January 17, 2020

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 1501 W. School Street

**NATURE OF REQUEST:** Application for a variation to increase the building height from the maximum 35' to 38.5' for a proposed third floor addition to an existing two-story building with a new detached three-car garage with roof deck for three new dwelling units.

**ACTION OF BOARD-  
VARIATION GRANTED**

**THE VOTE**

FEB 24 2020  
CITY OF CHICAGO  
ZONING BOARD OF APPEALS

FARZIN PARANG  
ZURICH ESPOSITO  
SYLVIA GARCIA  
JOLENE SAUL  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
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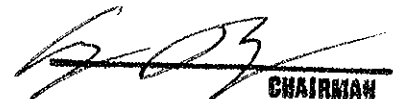
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 17, 2020 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 2, 2020; and

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 building height from the maximum 35' to 38.5' for a proposed third floor addition to an existing two-story building with a new detached three-car garage with roof deck for three new dwelling units; three additional variations were granted to the property address in Cal. Nos. 35-20-Z, 37-20-Z, and 38-20-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 foresaid 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:** 1501 West School Acquisition, LLC **CAL NO.:** 37-20-Z  
**APPEARANCE FOR:** Sara Barnes **MINUTES OF MEETING:**  
 January 17, 2020  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 1501 W. School Street

**NATURE OF REQUEST:** Application for a variation to increase the floor area from 4,274.56 square feet to 4,365 square feet for a proposed third floor addition to an existing two-story building with a new detached three-car garage with roof deck for three new dwelling units.

**ACTION OF BOARD-  
 VARIATION GRANTED**

**THE VOTE**

FEB 24 2020  
 CITY OF CHICAGO  
 ZONING BOARD OF APPEALS

FARZIN PARANG  
 ZURICH ESPOSITO  
 SYLVIA GARCIA  
 JOLENE SAUL  
 SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
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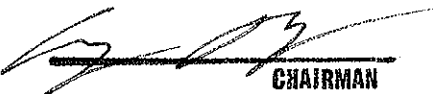
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 17, 2020 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 2, 2020; and

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 floor area to 4,365 square feet for a proposed third floor addition to an existing two-story building with a new detached three-car garage with roof deck for three new dwelling units; three additional variations were granted to the property address in Cal. Nos. 35-20-Z, 36-20-Z, and 38-20-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 foresaid 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**

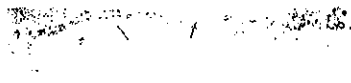
**ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905**

**APPLICANT:** 1501 West School Acquisition, LLC **CAL NO.:** 38-20-Z  
**APPEARANCE FOR:** Sara Barnes **MINUTES OF MEETING:**  
 January 17, 2020  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 1501 W. School Street

**NATURE OF REQUEST:** Application for a variation to eliminate the required 300 square feet of rear yard open space for a proposed third floor addition to an existing two-story building with a new detached, three-car garage with roof deck for three new dwelling units.

**ACTION OF BOARD-  
 VARIATION GRANTED**

**THE VOTE**

  
 FEB 24 2020  
 CITY OF CHICAGO  
 ZONING BOARD OF APPEALS

FARZIN PARANG  
 ZURICH ESPOSITO  
 SYLVIA GARCIA  
 JOLENE SAUL  
 SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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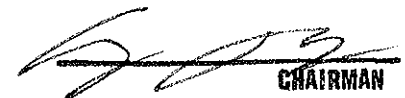
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 17, 2020 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 2, 2020; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to eliminate the required 300 square feet of rear yard open space for a proposed third floor addition to an existing two-story building with a new detached, three-car garage with roof deck for three new dwelling units; three additional variations were granted to the property address in Cal. Nos. 35-20-Z, 36-20-Z, and 37-20-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 foresaid 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:** Beauty and the Beast HQ, LLC Cal. No. 39-20-S

**APPEARANCE FOR:** Same as Applicant

**MINUTES OF MEETING:**  
January 17, 2020

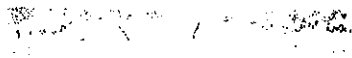
**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 416 E. 87<sup>th</sup> Street

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

**ACTION OF BOARD-  
APPLICATION APPROVED**

**THE VOTE**



FEB 24 2020

CITY OF CHICAGO  
ZONING BOARD OF APPEALS

FARZIN PARANG  
ZURICH ESPOSITO  
SYLVIA GARCIA  
JOLENE SAUL  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

**THE RESOLUTION:**


WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 17, 2020 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 2, 2020; 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):

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

**APPROVED AS TO SUBSTANCE**



**CHAIRMAN**



APPLICANT: Board of Education

CAL NO.: 40-20-Z

APPEARANCE FOR: Scott Borstein

MINUTES OF MEETING:  
January 17, 2020

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2554 W. 113<sup>th</sup> Street

NATURE OF REQUEST: Application for a variation to reduce the east side setback from the required 12' to 2.33' for a proposed one-story annex building used as a school with a new trash enclosure and twenty-eight parking stalls on a lot containing an existing school.

ACTION OF BOARD-  
Continued to February 21, 2020

THE VOTE

*[Handwritten signature]*  
FEB 21 2020  
CITY OF CHICAGO  
ZONING BOARD OF APPEALS

FARZIN PARANG  
ZURICH ESPOSITO  
SYLVIA GARCIA  
JOLENE SAUL  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
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X		

APPROVED AS TO SUBSTANCE

*[Handwritten signature]*  
CHAIRMAN

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

**APPLICANT:** Board of Education

**CAL NO.:** 41-20-Z

**APPEARANCE FOR:** Scott Borstein

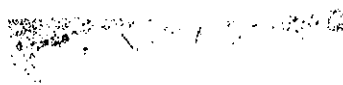
**MINUTES OF MEETING:**  
January 17, 2020

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 2554 W. 113<sup>th</sup> Street

**NATURE OF REQUEST:** Application for a variation to reduce the rear yard open space from the required 4,682.96 square feet to zero for a proposed one-story annex building used as a school with a new trash enclosure and twenty eight parking stalls on a lot containing an existing school.

**ACTION OF BOARD-**  
**Continued to February 21, 2020**




FEB 21 2020  
CITY OF CHICAGO  
ZONING BOARD OF APPEALS

FARZIN PARANG  
ZURICH ESPOSITO  
SYLVIA GARCIA  
JOLENE SAUL  
SAM TOIA

**THE VOTE**

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:** Board of Education **CAL NO.:** 42-20-Z  
**APPEARANCE FOR:** Scott Borstein **MINUTES OF MEETING:**  
January 17, 2020  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 3527 S. Wallace Street

**NATURE OF REQUEST:** Application for a variation to reduce the east side setback from the required 27.58' to 8.5', west from 27.58' to 6.83', rear setback from 50' to 3.83' for a proposed rear four-story addition to the existing school and installation of four new 22.5' tall light poles and new built in benches and new accessory play lot and track.

**ACTION OF BOARD-  
VARIATION GRANTED**

**THE VOTE**

FEB 2 2020  
CITY OF CHICAGO  
ZONING BOARD OF APPEALS

FARZIN PARANG  
ZURICH ESPOSITO  
SYLVIA GARCIA  
JOLENE SAUL  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 17, 2020 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 2, 2020; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the east side setback to 8.5', west to 6.83', rear setback to 3.83' for a proposed rear four-story addition to the existing school and installation of four new 22.5' tall light poles and new built in benches and new accessory play lot and track; 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 foresaid 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:** Board of Education

**CAL NO.:** 43-20-Z

**APPEARANCE FOR:** Scott Borstein

**MINUTES OF MEETING:**  
January 17, 2020

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 6445 W. Strong Street

**NATURE OF REQUEST:** Application for a variation to reduce the required off-street parking from thirty-seven stalls to thirty-one stalls for a proposed one-story annex building used as a school and new thirty-one car parking lot on a lot containing an existing school.

**ACTION OF BOARD-**  
**Continued to February 21, 2020**

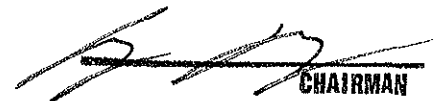
**THE VOTE**

FEB 21 2020  
CITY OF CHICAGO  
ZONING BOARD OF APPEALS

FARZIN PARANG  
ZURICH ESPOSITO  
SYLVIA GARCIA  
JOLENE SAUL  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
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X		

**APPROVED AS TO SUBSTANCE**

  
**CHAIRMAN**

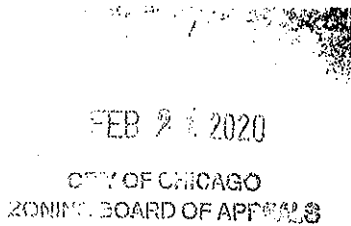
**ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905**

**APPLICANT:** KMW Communities, LLC **CAL NO.:**564-19-Z  
**APPEARANCE FOR:** Nicholas Ftikas **MINUTES OF MEETING:**  
January 17, 2020  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 6202 S. Greenwood Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the front setback from the required 7.92' to 6', south setback from 7.88' to 6' (north to be zero for corner lot) and reduce the roof top stair enclosure setback from 20' to 10' for a proposed four-story, six dwelling unit building.

**ACTION OF BOARD-  
VARIATION GRANTED**

**THE VOTE**



FARZIN PARANG  
 ZURICH ESPOSITO  
 SYLVIA GARCIA  
 JOLENE SAUL  
 SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

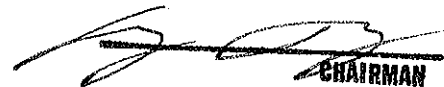
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 17, 2020 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on October 31, 2019; and

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', south setback to 6' (north to be zero for corner lot) and reduce the roof top stair enclosure setback to 10' for a proposed four-story, six dwelling unit building; an additional variation was granted to the property address in Cal. Nos. 565-19-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 foresaid 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:** KMW Communities, LLC **CAL NO.:**565-19-Z

**APPEARANCE FOR:** Nicholas Ftikas **MINUTES OF MEETING:**  
January 17, 2020

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 6202 S. Greenwood Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the rear yard open space from the required 273 square feet to zero for a proposed four-story, six dwelling unit building.

**ACTION OF BOARD-  
VARIATION GRANTED**

**THE VOTE**

FEB 24 2020  
CITY OF CHICAGO  
ZONING BOARD OF APPEALS

FARZIN PARANG  
ZURICH ESPOSITO  
SYLVIA GARCIA  
JOLENE SAUL  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

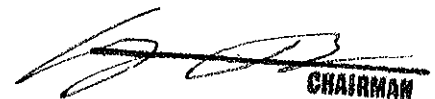
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 17, 2020 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on October 31, 2019; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the rear yard open space to zero for a proposed four-story, six dwelling unit building; an additional variation was granted to the property address in Cal. Nos. 564-19-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 foresaid 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:** D3: Dre's Diesel Dome, LLC Cal. No. 571-19-S

**APPEARANCE FOR:** Shanita Straw **MINUTES OF MEETING:**  
January 17, 2020

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 2635 S. Wabash Avenue

**NATURE OF REQUEST:** Application for a special use to establish a 4,215 square foot fitness center (Sports and Recreation Participant) in an existing four-story mixed use building.

**ACTION OF BOARD-  
APPLICATION WITHDRAWN**

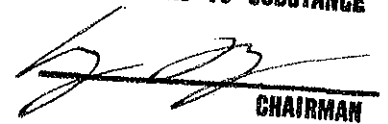
**THE VOTE**

**FEB 24 2020**  
CITY OF CHICAGO  
ZONING BOARD OF APPEALS

FARZIN PARANG  
ZURICH ESPOSITO  
SYLVIA GARCIA  
JOLENE SAUL  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
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**APPROVED AS TO SUBSTANCE**

  
**CHAIRMAN**

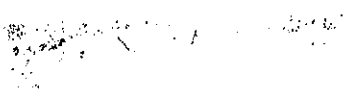
**ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905**

**APPLICANT:** AGC, Holdings, Inc. **CAL NO.:**598-19-Z  
**APPEARANCE FOR:** Fred Agustin **MINUTES OF MEETING:**  
January 17, 2020  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 2450 W. Flournoy Street

**NATURE OF REQUEST:** Application for a variation to reduce the minimum lot area per dwelling unit from the required 1,000 square feet to 998 square feet for a proposed three-story, three dwelling unit building.

**ACTION OF BOARD-  
VARIATION GRANTED**

**THE VOTE**

  
**FEB 21 2020**  
 CITY OF CHICAGO  
 ZONING BOARD OF APPEALS

FARZIN PARANG  
 ZURICH ESPOSITO  
 SYLVIA GARCIA  
 JOLENE SAUL  
 SAM TOIA

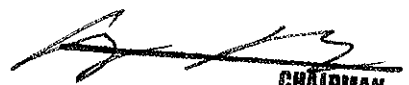
AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 17, 2020 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on October 31, 2019; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the minimum lot area per dwelling unit to 998 square feet for a proposed three-story, three dwelling unit building; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that the foresaid 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:** Moca, LLC Cal. No. 616-19-S

**APPEARANCE FOR:** Thomas Murphy **MINUTES OF MEETING:**

January 17, 2020

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 2847 W. Fullerton Avenue / 2367 N. Milwaukee Avenue

**NATURE OF REQUEST:** Application for a special use to expand an existing medical cannabis dispensary in an existing one and two story building.

**ACTION OF BOARD-  
APPLICATION WITHDRAWN**

**THE VOTE**

**FEB 24 2020**  
CITY OF CHICAGO  
ZONING BOARD OF APPEALS

FARZIN PARANG  
ZURICH ESPOSITO  
SYLVIA GARCIA  
JOLENE SAUL  
SAM TOIA

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:** Diamond Partnership, LLC

**CAL NO.:**621-19-Z

**APPEARANCE FOR:** Mark Kupiec

**MINUTES OF MEETING:**  
January 17, 2020

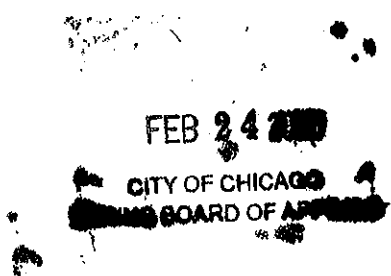
**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 505 N. Hermitage Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the minimum lot area from the required 6,000 square feet to 5,852 square feet for a proposed four-story, six dwelling unit mixed use building.

**ACTION OF BOARD-  
VARIATION GRANTED**

**THE VOTE**



FARZIN PARANG  
ZURICH ESPOSITO  
SYLVIA GARCIA  
JOLENE SAUL  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
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X		

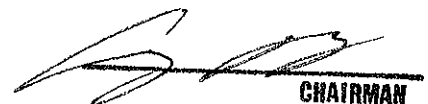
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 17, 2020 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on October 31, 2019; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the minimum lot area to 5,852 square feet for a proposed four-story, six dwelling unit mixed use building; an additional variation was granted to the subject property in Cal. No.622-19-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 foresaid 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:** Diamond Partnership, LLC

**CAL NO.:**622-19-Z

**APPEARANCE FOR:** Mark Kupiec

**MINUTES OF MEETING:**  
January 17, 2020

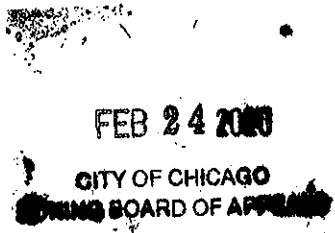
**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 505 N. Hermitage Avenue

**NATURE OF REQUEST:** Application for a variation to increase the height from the maximum 50' to 55' for a proposed four-story, six dwelling unit mixed use building.

**ACTION OF BOARD-  
VARIATION GRANTED**

**THE VOTE**



FARZIN PARANG  
ZURICH ESPOSITO  
SYLVIA GARCIA  
JOLENE SAUL  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 17, 2020 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on October 31, 2019; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to increase the height to 55' for a proposed four-story, six dwelling unit mixed use building; an additional variation was granted to the subject property in Cal. No.621-19-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 foresaid 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:** Diamond Partnership, LLC

Cal. No. 623-19-S

**APPEARANCE FOR:** Mark Kupiec

**MINUTES OF MEETING:**  
January 17, 2020

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 513 N. Hermitage Avenue

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

**ACTION OF BOARD-**  
**APPLICATION APPROVED WITH CONDITIONS**

**THE VOTE**

**FEB 24 2020**  
**CITY OF CHICAGO**  
**ZONING BOARD OF APPEALS**

FARZIN PARANG  
ZURICH ESPOSITO  
SYLVIA GARCIA  
JOLENE SAUL  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
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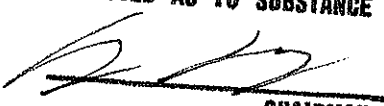
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 17, 2020 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on October 31, 2019; 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 residential use below the second floor for a proposed four-story, six 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 revised plans submitted at the hearing.

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

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

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

**APPLICANT:** Diamond Partnership, LLC

Cal. No. 624-19-S

**APPEARANCE FOR:** Mark Kupiec

**MINUTES OF MEETING:**  
January 17, 2020

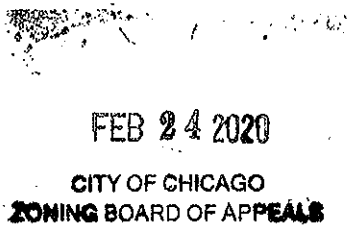
**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 521 N. Hermitage Avenue

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

**ACTION OF BOARD-  
APPLICATION APPROVED WITH CONDITIONS**

**THE VOTE**



FARZIN PARANG  
ZURICH ESPOSITO  
SYLVIA GARCIA  
JOLENE SAUL  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
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X		

**THE RESOLUTION:**

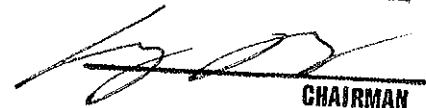
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held January 17, 2020 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on October 31, 2019; and

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 residential use below the second floor for a proposed four-story, six 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 revised plans submitted at the hearing.

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

**APPROVED AS TO SUBSTANCE**

  
**CHAIRMAN**

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

**APPLICANT:** Diamond Partnership, LLC

Cal. No. 625-19-S

**APPEARANCE FOR:** Mark Kupiec

**MINUTES OF MEETING:**  
January 17, 2020

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 521 N. Hermitage Avenue

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

**ACTION OF BOARD-  
APPLICATION APPROVED WITH CONDITIONS**

**THE VOTE**

**FEB 24 2020**  
**CITY OF CHICAGO**  
**ZONING BOARD OF APPEALS**

FARZIN PARANG  
ZURICH ESPOSITO  
SYLVIA GARCIA  
JOLENE SAUL  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

**THE RESOLUTION:**

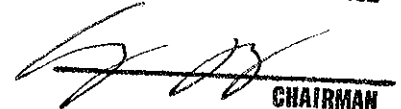
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RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): provided the development is consistent with the design and layout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

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

**APPROVED AS TO SUBSTANCE**

  
**CHAIRMAN**