

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

APPLICANT: Young Men's Christian Association ("YMCA") **CAL NO.:** 1-16-S

APPEARANCE FOR: Scott Saef **MINUTES OF MEETING:**
January 15, 2016

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1029-37 W. Jackson Boulevard / 1028-36 W. Gladys Avenue

NATURE OF REQUEST: Application for a Special Use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a 53-space, off-site, non-required, accessory parking lot.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

FEB 24 2016
CITY OF CHICAGO

BLAKE SERCYE
SOL FLORES
SHEILA O'GRADY
SAMTOIA

AFFIRMATIVE	NEGATIVE	ABSENT
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 15, 2016, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on December 29, 2015; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a 53-space, off-site, non-required, accessory parking lot at the subject site; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development recommends approval of the proposal to establish a 53-space, off-site, non-required, accessory parking lot, provided the development is consistent with the design, layout and plans prepared by Partners by Design and dated October 13, 2015 (landscape plan) and those dated January 12, 2016 (site plan).

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

APPROVED AS TO SUBSTANCE
[Signature]
COMMISSIONER

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

APPLICANT: FH7 Lakeview, LLC/DBA Sola Salon Studios c/o Nichole Milz **CAL NO.:** 2-16-S

APPEARANCE FOR: Meg George

MINUTES OF MEETING:
January 15, 2016

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3355 N. Lincoln Avenue, Second Floor

NATURE OF REQUEST: Application for a Special Use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a massage establishment.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

FEB 24 2016

CITY OF CHICAGO

BLAKE SERCYE

SOL FLORES

SHEILA O'GRADY

SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		

THE RESOLUTION:

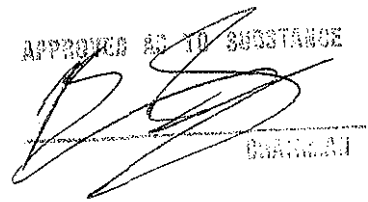
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 15, 2016, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on December 29, 2015; and

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

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

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

APPROVED AS TO SUBSTANCE



ZONING ADMINISTRATOR

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

APPLICANT: Margaret and Paul Cussen
APPLICANCE FOR: Thomas Moore
APPLICANCE AGAINST: None
PREMISES AFFECTED: 1754-58 W. Barry Avenue

CAL NO.: 3-16-Z

MINUTES OF MEETING
 January 15, 2016

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the front setback from 31.41' to 0'; to reduce the front obstruction setback from 20' to 0'; to reduce the rear setback from 17.26' to 0'; to reduce the east side setback from 4' to 0'; to reduce the west side setback from 4' to 0'; and to reduce the combined side setback from 10' to 0' for a proposed, front, attached, one-car garage, accessed directly from West Berry Avenue, with a rooftop deck and open stair that exceeds 6' in height.

ACTION OF BOARD:
 VARIATION GRANTED

THE VOTE

FEB 24 2016
 CITY

BLAKE SERCYE
 SOL FLORES
 SHEILA O'GRADY
 SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		

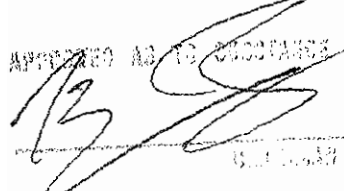
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 15, 2016, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on December 29, 2015; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the front setback to 0'; to reduce the front obstruction setback to 0'; to reduce the rear setback to 0'; to reduce the east side setback to 0'; to reduce the west side setback to 0'; and to reduce the combined side setback to 0' for a proposed, front, attached, one-car garage, accessed directly from West Berry Avenue, with a rooftop deck and open stair that exceeds 6' in height; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO ACCURACY

 6.11.2016

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

APPLICANT: Steven and Margaret Hampton

CAL NO.: 4-16-Z

APPEARANCE FOR: Thomas Moore

MINUTES OF MEETING:

January 15, 2016

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2039 N. Sedgwick Street

NATURE OF REQUEST: Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the rear setback from 30.66' to 22.23'; to reduce the north side setback from 2' to 0.67' for a proposed, open porch and stair above 6' which provides direct access to a proposed, rooftop deck on a proposed, rear, detached, two-car garage; the existing, two-story, single-family residence will remain unchanged.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

FEB 24 2016
CITY OF CHICAGO

BLAKE SERCYE
SOL FLORES
SHEILA O'GRADY
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting on January 15, 2016, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on December 29, 2015; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the rear setback to 22.23'; to reduce the north side to 0.67' for a proposed, open porch and stair above 6' which provides direct access to a proposed, rooftop deck on a proposed, rear, detached, two-car garage; the existing, two-story, single-family residence will remain unchanged; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

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

APPLICANT: BCL-Homes, LLC

APPEARANCE FOR: Thomas Moore

APPEARANCE AGAINST: George Blakemore

PREMISES AFFECTED: 846 W. Webster Avenue

CAL NO.: 5-16-Z

MINUTES OF MEETING:
January 15, 2016

NATURE OF REQUEST: Application for a variation to increase the pre-existing floor area of 3,996 square feet by no more than 15% (474 square feet) for a proposed, rear, two-story addition (with an open, roof top deck) to an existing, two-story, four-unit building being converted to a single-family residence which will be connected (by a deck with an exterior stair case which exceeds 6' in height) to a proposed, rear, two-car garage with a roof deck.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

FEB 24 2016

OFFICE

BLAKE SERCYE
SOL FLORES
SHEILA O'GRADY
SAMTOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		


THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting on January 15, 2016, after due notice thereof as provided under Section 17-1-3-0107B and by publication in the Chicago Sun-Times on December 29, 2015; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; George Blakemore testified in objection to the applications for variation; the applicant shall be permitted to increase the pre-existing floor area of 3,996 square feet by no more than 15% (474 square feet) for a proposed, rear, two-story addition (with an open, roof top deck) to an existing, two-story, four-unit building being converted to a single-family residence which will be connected (by a deck with an exterior stair case which exceeds 6' in height) to a proposed, rear, two-car garage with a roof deck; an additional variation was also granted to the subject site in Cal. No. 6-16-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

BLAKE SERBYE

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

APPLICANT: BCL-Homes, LLC

APPEARANCE FOR: Thomas Moore

APPEARANCE AGAINST: George Blakemore

PREMISES AFFECTED: 846 W. Webster Avenue

CAL NO.: 6-16-Z

MINUTES OF MEETING:
January 15, 2016

NATURE OF REQUEST: Application for a variation to reduce the rear setback from 32.2' to 22'; to reduce the west side setback from 2' to 0.5'; to reduce the east side setback from 2' to 0.33'; and, to reduce the combined side setback from 4.8' to 0.83' for a proposed, rear, two-story addition (with an open, roof top deck) to an existing, two-story, four-unit building being converted to a single-family residence which will be connected (by a deck with an exterior staircase which exceeds 6' in height) to a proposed, rear, two-car garage with a roof deck.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

FEB 24 2016
CITY OF CHICAGO

BLAKE SERCYE
SOL FLORES
SHEILA O'GRADY
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

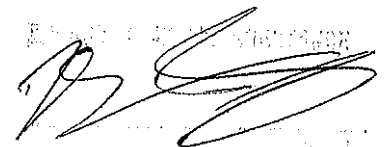
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 15, 2016, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on December 29, 2015; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; George Blakemore testified in opposition to the applications for variation; the applicant shall be permitted to reduce the rear setback to 22'; to reduce the west side setback to 0.5'; to reduce the east side setback to 0.33'; and, to reduce the combined side setback to 0.83' for a proposed, rear, two-story addition (with an open, roof top deck) to an existing, two-story, four-unit building being converted to a single-family residence which will be connected (by a deck with an exterior staircase which exceeds 6' in height) to a proposed, rear, two-car garage with a roof deck; an additional variation was also granted to the subject site in Cal. No. 5-16-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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



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

APPLICANT: Paul Peterson, Inc. **CAL NO.:** 7-16-Z
APPEARANCE FOR: Thomas Moore **MINUTES OF MEETING:**
 January 15, 2016
APPEARANCE AGAINST: None
PREMISES AFFECTED: 3815 N. Hamilton Avenue

NATURE OF REQUEST: Application for a variation to reduce the rear setback from 34.74' to 2'; to reduce the north side setback from 2' to 0'; to reduce the south side setback from 2' to 0'; and, to reduce the combined side setback from 5' to 0' for a proposed, north side, two-story addition and a rear, two-story addition, with a 4' eave, to an existing, two-story, two-unit building being converted to a single-family residence; a rear, detached, two-car garage with an exterior fireplace and a roof deck, which is accessed via an open stair exceeding 6' in height, is also proposed.

**ACTION OF BOARD-
 VARIATION GRANTED**

THE VOTE

FEB 24 2016
 CITY OF CHICAGO

BLAKE SERCYE
 SOL FLORES
 SHEILA O'GRADY
 SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
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 15, 2016, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on December 29, 2015; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the rear setback to 2'; to reduce the north side setback to 0'; to reduce the south side setback to 0'; and, to reduce the combined side setback to 0' for a proposed, north side, two-story addition and a rear, two-story addition, with a 4' eave, to an existing, two-story, two-unit building being converted to a single-family residence; a rear, detached, two-car garage with an exterior fireplace and a roof deck, which is accessed via an open stair exceeding 6' in height, will also be constructed; an additional variation was also granted to the subject site in Cal. No. 8-16-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE


 CHAIRMAN

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

APPLICANT: Paul Peterson, Inc.
APPEARANCE FOR: Thomas Moore
APPEARANCE AGAINST: None
PREMISES AFFECTED: 3815 N. Hamilton Avenue

CAL NO.: 8-16-Z

MINUTES OF MEETING:
 January 15, 2016

NATURE OF REQUEST: Application for a variation to increase the pre-existing floor area of 2,670 square feet by no more than 15% (400.5 square feet) for a proposed, north side, two-story addition and a rear, two-story addition, with a 4' eave, to an existing, two-story, two-unit building being converted to a single-family residence; a rear, detached, two-car garage with an exterior fireplace and a roof deck, which is accessed via an open stair exceeding 6' in height, is also proposed.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

FEB 24 2016
 CITY OF CHICAGO

BLAKE SERCYE
 SOL FLORES
 SHEILA O'GRADY
 SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting on January 15, 2016, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on December 29, 2015; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to increase the pre-existing floor area of 2,670 square feet by no more than 15% (400.5 square feet) for a proposed, north side, two-story addition and a rear, two-story addition, with a 4' eave, to an existing, two-story, two-unit building being converted to a single-family residence; a rear, detached, two-car garage with an exterior fireplace and a roof deck, which is accessed via an open stair exceeding 6' in height will also be constructed; an additional variation was also granted to the subject site in Cal. No. 7-16-Z the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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



 CHAIRMAN

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

APPLICANT: Lakeshore Recycling Systems, LLC **CAL NO.:** 9-16-S

APPEARANCE FOR: Richard Toth **MINUTES OF MEETING:**
January 15, 2016

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1350 W. 41st Street

NATURE OF REQUEST: Application for a special use to establish a Class III recycling facility.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

FEB 24 2016
CITY OF CHICAGO

BLAKE SERCYE
SOL FLORES
SHEILA O'GRADY
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		

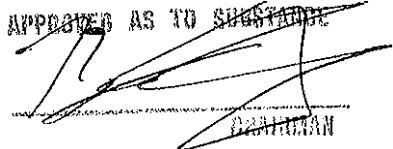
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting on January 15, 2016, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on December 29, 2015; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a Class III recycling facility at the subject site; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject site ; the applicant also testified that there would be no rock crushing at the site only screening; an additional special use was also granted to the subject site in Cal. No. 10-16-S; to establish a Class V recycling facility; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The development is consistent with the design, layout and plans prepared by Hutter Architects and dated January 14, 2016

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

APPROVED AS TO SUBSTANCE

DANIEL J. HANLON

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

APPLICANT: Lakeshore Recycling Systems, LLC **CAL NO.:** 10-16-S

APPEARANCE FOR: Richard Toth **MINUTES OF MEETING:**
January 15, 2016

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1350 W. 41st Street

NATURE OF REQUEST: Application for a special use to establish a Class V recycling facility.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

FEB 24 2016
CITY OF CHICAGO

BLAKE SERCYE
SOL FLORES
SHEILA O'GRADY
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		

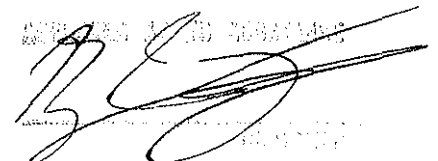
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 15, 2016, after due notice thereof as provided under Section 17-1 3-01 07B and by publication in the Chicago Sun-Times on December 29, 2015; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a Class V recycling facility at the subject site; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject site; the applicant also testified that there would be no rock crushing on site, only screening; an additional special use to establish a Class III recycling facility was also granted to the subject site in Cal. No. 9-16-S; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The development is consistent with the design, layout and plans prepared by Hutter Architects and dated January 14, 2016

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



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

APPLICANT: The Glam Express, LLC

CAL NO.: 11-16-S

APPEARANCE FOR: Same

MINUTES OF MEETING:
January 15, 2016

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2215 N. Halsted Street, First Floor

NATURE OF REQUEST: Application for a Special Use under Chapter 17 of the Zoning Ordinance for the approval to establish a beauty and nail salon.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

FEB 24 2016

CITY OF CHICAGO

BLAKE SERCYE

SOL FLORES

SHEILA OGRADY

SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting on January 15, 2016, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on December 29, 2015; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a beauty and nail salon at the subject site; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject; 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

[Signature]
CHAIRMAN

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

APPLICANT: Riquelme Florian/DBA Rickey's Barber Shop, PC **CAL NO.:** 12-16-S

APPEARANCE FOR: Same

MINUTES OF MEETING:
January 15, 2016

APPEARANCE AGAINST: George Blakemore

PREMISES AFFECTED: 3510 W. 26th Street

NATURE OF REQUEST: Application for a Special Use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a barber shop.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

FEB 24 2016
CITY OF CHICAGO

BLAKE SERCYE
SOL FLORES
SHEILA O'GRADY
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
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 15, 2016, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on December 29, 2015; and

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

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

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

APPROVED AS TO SUBSTANCE

ZONING ADMINISTRATOR

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

APPLICANT: Victor Adame/DBA Lissett Beauty Salon **CAL NO.:** 13-16-S

APPEARANCE FOR: **MINUTES OF MEETING:**
January 15, 2016

APPEARANCE AGAINST:

PREMISES AFFECTED: 3000 N. Pulaski, Suite 1S

NATURE OF REQUEST: Application for a Special Use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of To establish a beauty salon.

ACTION OF BOARD.
CASE CONTINUED TO FEBRUARY 19, 2016

THE VOTE

FEB 24 2016

COPY TO FILE

BLAKE SERCYE
SOL FLORES
SHEILA O'GRADY
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		



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

APPLICANT: James Coleman **CAL NO.:** 14-16-S
APPEARANCE FOR: Lenny Assaro **MINUTES OF MEETING:**
APPEARANCE AGAINST: None January 15, 2016
PREMISES AFFECTED: 6802 S. Stony Island Avenue

NATURE OF REQUEST: Application for a Special Use under Chapter 17 of the Zoning Ordinance for the approval of the establishment a barber shop.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

FEB 24 2016

CHICAGO SUN-TIMES

BLAKE SERCYE
 SOL FLORES
 SHEILA O'GRADY
 SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		

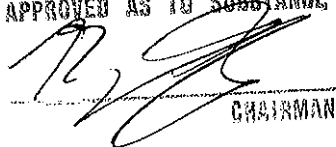
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 15, 2016, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on December 29, 2015; and

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

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

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

APPROVED AS TO SUBSTANCE

 CHAIRMAN

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

APPLICANT: Regina S. Brown-Obaroghedo

CAL NO.: 15-16-S

APPEARANCE FOR: Same

MINUTES OF MEETING:
January 15, 2016

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1926 E. 95th Street

NATURE OF REQUEST: Application for a Special Use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a hair salon.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

FEB 24 2016
CITY OF CHICAGO

BLAKE SERCYE
SOL FLORES
SHEILA O'GRADY
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		

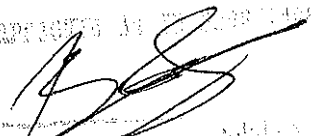
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 15, 2016, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on December 29, 2015; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a hair salon at the subject site; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject; 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 BY THE ZONING BOARD

THE ZONING BOARD OF APPEALS

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

APPLICANT: RLPF Hair, LTD/DBA Robert Jeffrey Hair Studio **CAL NO.:** 16-16-S

APPEARANCE FOR: Lawrence Lusk

MINUTES OF MEETING:
January 15, 2016

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3153 N. Broadway

NATURE OF REQUEST: Application for a Special Use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a beauty salon.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

FEB 24 2016

CITY OF CHICAGO

BLAKE SERCYE
SOL FLORES
SHEILA O'GRADY
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		

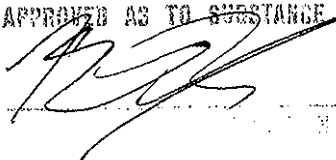
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 15, 2016, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on December 29, 2015; and

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

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

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

APPROVED AS TO SUBSTANCE


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

APPLICANT: Emmah Pro African Hair Braiding **CAL NO.:** 17-16-S
APPEARANCE FOR: Jeremy Bell **MINUTES OF MEETING:**
 January 15, 2016
APPEARANCE AGAINST: George Blakemore
PREMISES AFFECTED: 1440 W. Morse, Floor 1

NATURE OF REQUEST: Application for a Special Use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a hair salon.

ACTION OF BOARD-
 APPLICATION APPROVED

THE VOTE

FEB 24 2016
 CITY OF CHICAGO

BLAKE SERCYE
 SOL FLORES
 SHEILA O'GRADY
 SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		

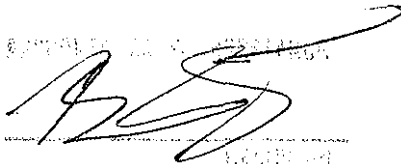
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 15, 2016, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on December 29, 2015; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; George Blakemore testified in opposition to the application for special use; the applicant shall be permitted to establish a hair braiding salon at the subject site; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject; 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 the refore

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


 ZONING ADMINISTRATOR

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

APPLICANT: Finprom, Inc.

CAL NO.: 18-16-Z

APPEARANCE FOR:

MINUTES OF MEETING:

January 15, 2016

APPEARANCE AGAINST:

PREMISES AFFECTED: 1310 N. Cleveland Avenue

NATURE OF REQUEST: Application for a variation to reduce the rear setback from 33.3' to 1'; to reduce the north side setback from 4.2' to 3'; to reduce the south side setback from 4.2' to 3'; to reduce the combined side setback from 10.6' to 6'; and, to reduce the rear yard open space from 292 square feet to 0 square feet for a proposed, three-story, four-unit building with an attached, four-car garage, accessed directly from North Cleveland Avenue.

ACTION OF BOARD-
CASE CONTINUED TO FEBRUARY 19, 2016

THE VOTE

FEB 24 2016
CITY OF CHICAGO

BLAKE SERCYE
SOL FLORES
SHEILA O'GRADY
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		



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

APPLICANT: Verde Partners Chicago, LLC

CAL NO.: 19-16-Z

APPEARANCE FOR: Mark Kupiec

MINUTES OF MEETING:
January 15, 2016

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2653 N. Wilton Avenue

NATURE OF REQUEST: Application for a variation to increase the pre-existing floor area of 3,648.94 square feet by no more than 15% (482.82 square feet) for a proposed, rear, three-story addition to an existing, three-story, three-unit building, the first floor unit of which will be duplexed into the existing basement; a rear, open, four-story porch and an open, rooftop deck, accessed via a proposed, enclosed staircase, will also be provided; a rear, detached, three-car garage is also proposed to be established.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

FEB 24 2016
CITY OF CHICAGO

BLAKE SERCYE
SOL FLORES
SHEILA O'GRADY
SAM TOIA *✓*

AFFIRMATIVE	NEGATIVE	ABSENT
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 15, 2016, after due notice thereof as provided under Section 17-13-01 07B and by publication in the Chicago Sun-Times on December 29, 2015; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to increase the pre-existing floor area of 3,648.94 square feet by no more than 15% (482.82 square feet) for a proposed, rear, three-story addition to an existing, three-story, three-unit building, the first floor unit of which will be duplexed into the existing basement; a rear, open, four-story porch and an open, rooftop deck, accessed via a proposed, enclosed staircase, will also be provided; a rear, detached, three-car garage shall also be constructed; an additional variation was also granted to the subject site in Cal. No. 20-16-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE
[Signature]
CHAIRMAN

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

APPLICANT: Verde Partners Chicago, LLC

CAL NO.: 20-16-Z

APPEARANCE FOR: Mark Kupiec

MINUTES OF MEETING:
January 15, 2016

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2653 N. Wilton Avenue

NATURE OF REQUEST: Application for a variation to reduce the north side setback from 2' to 0'; to reduce the south side setback from 2' to 0'; and, to reduce the combined side setback from 5' to 0' for a proposed, rear, three-story addition to an existing, three-story, three-unit building, the first floor unit of which will be duplexed into the existing basement; a rear, open, four-story porch and an open, rooftop deck, accessed via a proposed, enclosed staircase, will also be provided; a rear, detached, three-car garage is also proposed to be established.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

FEB 24 2016

CITY OF CHICAGO

BLAKE SERCYE
SOL FLORES
SHEILA O'GRADY
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
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 15, 2016, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on December 29, 2015; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the north side setback to 0'; to reduce the south side setback to 0'; and, to reduce the combined side setback to 0' for a proposed, rear, three-story addition to an existing, three-story, three-unit building, the first floor unit of which will be duplexed into the existing basement; a rear, open, four-story porch and an open, rooftop deck, accessed via a proposed, enclosed staircase, will also be provided; a rear, detached, three-car garage shall also be constructed; an additional variation was also granted to the subject site in Cal. No. 19-16-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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



 CHAIRMAN

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

APPLICANT: Lilia and Michael Zapaniuk

CAL NO.: 21-16-Z

APPEARANCE FOR: Mark Kupiec

MINUTES OF MEETING:
January 15, 2016

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1024 N. Hoyne Avenue

NATURE OF REQUEST: Application for a variation to reduce the rear setback from 29' to 1'; to reduce the rear setback for enclosed parking spaces accessed from the alley from 2' to 1'; to reduce the south side setback from 4.88' to 0.5'; and, to allow the 329.02 square feet of rear yard open space to be provided on the rooftop deck of the proposed, attached, two-car garage which will be connected to an existing, three-story, four-unit building being de-converted to a single-family residence and to which will be added a rear, three-story addition and a south side open porch.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

FEB 24 2016

CITY OF CHICAGO

BLAKE SERCYE
SOL FLORES
SHEILA O'GRADY
SAMTOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		

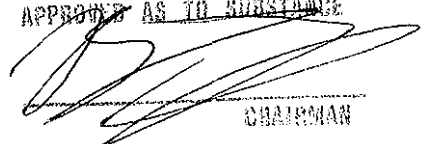
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 15, 2016, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on December 29, 2015; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the rear setback to 1'; to reduce the rear setback for enclosed parking spaces accessed from the alley to 1'; to reduce the south side setback to 0.5'; and, to allow the 329.02 square feet of rear yard open space to be provided on the rooftop deck of the proposed, attached, two-car garage which will be connected to an existing, three-story, four-unit building being de-converted to a single-family residence and to which will be added a rear, three-story addition and a south side open porch; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Amelio Gonzalez **CAL NO.:** 22-16-Z

APPEARANCE FOR: Scott Barfuss **MINUTES OF MEETING:**
January 15, 2016

APPEARANCE AGAINST: None

PREMISES AFFECTED: 5318 N. Laramie Avenue

NATURE OF REQUEST: Application for a variation to reduce the front setback from 14.82' to 6.83' and to reduce the combined side setback from 6' to 5.88' for a proposed, second floor addition to an existing, one-story, single-family residence; also proposed is the addition of a rear, open, second floor deck, which will overhang the existing, rear, two-car garage, to which no changes are proposed.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

FEB 24 2016
CITY OF CHICAGO

BLAKE SERCYE
SOL FLORES
SHEILA O'GRADY
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		

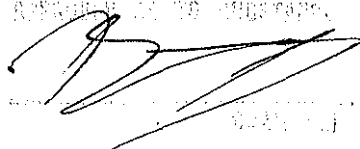
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 15, 2016, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on December 29, 2015; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the front setback to 6.83' and to reduce the combined side setback to 5.88' for a proposed, second floor addition to an existing, one-story, single-family residence; also proposed is the addition of a rear, open, second floor deck, which will overhang the existing, rear, two-car garage, to which no changes are proposed; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED BY THE BOARD

CITY OF CHICAGO

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

APPLICANT: William Skelton **CAL NO.:** 23-16-Z
APPEARANCE FOR: Scott Borstein **MINUTES OF MEETING:**
January 15, 2016
APPEARANCE AGAINST: None
PREMISES AFFECTED: 2121 N. Albany Street

NATURE OF REQUEST: Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval to allow the establishment of a fourth residential unit on a lot whose area of 3,900 square feet is no less than 90% of the required 4,000 square feet for an existing, four-story, three-unit building to be increased to a four-unit building.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

FEB 24 2016
 CITY OF CHICAGO

BLAKE SERCYE
 SOL FLORES
 SHEILA O'GRADY
 SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
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 15, 2016, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on December 29, 2015; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a fourth residential unit on a lot whose area of 3,900 square feet is no less than 90% of the required 4,000 square feet for an existing, four-story, three-unit building to be increased to a four-unit building; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE


 CHAIRMAN

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

APPLICANT: Chris Amatore

CAL NO.: 24-16-Z

APPEARANCE FOR:

MINUTES OF MEETING:

January 15, 2016

APPEARANCE AGAINST:

PREMISES AFFECTED: 6731 S. St. Lawrence Avenue

NATURE OF REQUEST: Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval of the establishment of To allow for the legalization of a second unit within an existing, two-story building, originally established as a single-family residence more than 50 years ago.

ACTION OF BOARD-

CASE CONTINUED TO FEBRUARY 19, 2016

THE VOTE

FEB 24 2016

6:57

BLAKE SERCYE
SOL FLORES
SHEILA O'GRADY
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		



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

APPLICANT: Samuel Idrovo **CAL NO.:** 25-16-Z
APPEARANCE FOR: Edward Grossman **MINUTES OF MEETING:**
APPEARANCE AGAINST: None January 15, 2016
PREMISES AFFECTED: 2421 W. Fletcher Street

NATURE OF REQUEST: Application for a variation to reduce the west side setback from 2' to 0.5' and to reduce the combined side setback from 5' to 4.1' for a proposed, rear, three-story addition to an existing, three-story, two-unit building; an open staircase directly accessing the rear of the second floor of the addition is also proposed; the existing, rear, detached, two-car garage will remain unchanged.

**ACTION OF BOARD-
 VARIATION GRANTED**

THE VOTE

FEB 24 2016

BLAKE SERCYE
 SOL FLORES
 SHEILA O'GRADY
 SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		

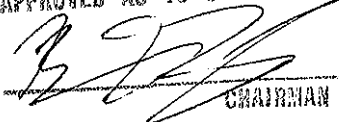
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 15, 2016, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on December 29, 2015; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the west side setback to 0.5' and to reduce the combined side setback to 4.1' for a proposed, rear, three-story addition to an existing, three-story, two-unit building; an open staircase directly accessing the rear of the second floor of the addition is also proposed; the existing, rear, detached, two-car garage will remain unchanged the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

 CHAIRMAN

**ZONING BOARD OF APPEALS
CITY OF CHICAGO**

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



FEB 24 2016
OFF. OF THE CLERK

Illinois Grown Medicine, LLC
APPLICANT

27-16-S
CALENDAR NUMBER

8554 S. Commerical Avenue
PREMISES AFFECTED

January 15, 2016
HEARING DATE

Kurt Asprooth
APPEARANCE FOR APPLICANT

NO OBJECTORS

NATURE OF REQUEST

Application for a special use to establish a medical cannabis dispensary.

ACTION OF BOARD

THE VOTE

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

	APPROVE	DENY	ABSENT
Blake Sercye, Act. Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sol Flores	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sheila O'Grady	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sam Toia	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

THE RESOLUTION OF THE BOARD

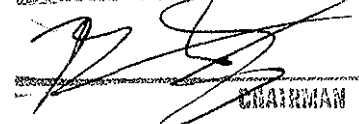
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals ("Board") at its regular meeting held on January 15, 2016, after due notice thereof as provided under Section 17-13-0107-B of the Chicago Zoning Ordinance ("Zoning Ordinance") and by publication in the *Chicago Sun-Times*; and

WHEREAS, the Board took judicial notice of the Illinois Compassionate Use of Medical Cannabis Pilot Program Act, 410 ILCS 130/1 *et. seq.* (the "Act"); and

WHEREAS, Mr. Ken Asprooth, counsel for the Applicant, requested an amendment to the Applicant's application so that the name of the Applicant was accurately reflected; and

WHEREAS, the Board granted such request; and

APPROVED AS TO SUBSTANCE


CHAIRMAN

WHEREAS, Mr. Paul Rosenfeld, a minority stakeholder in the Applicant, testified as to why the Applicant had requested such a facial amendment; that the Applicant had terminated its agreement with its previous operator; that the Applicant did so due to concerns raised by many regulatory bodies, including the Board, about said previous operator; that the Applicant had engaged a new, experienced operator out of Denver; and

WHEREAS, Mr. Les Hollis, chief executive officer of the Applicant, testified on behalf of the Applicant; that he would be the Applicant's agent-in-charge; that the Applicant has partnered with Natural Remedies, a highly regarded cannabis dispensary out of Denver, to manage its operations; that the Applicant had a relationship with the Bank of Springfield; that the Applicant could accept cash or debit cards at the proposed dispensary but no credit cards; that he then testified as to how cash would be handled at the proposed dispensary; and

WHEREAS, Mr. Craig Moore, the Applicant's real estate operations manager, testified on behalf of the Applicant; that the subject property is currently improved with a single-story masonry structure; that such structure is a single-tenant building; that subject property is not within 1000 feet of a school or day care; that he then testified as to the Applicant's proposed changes to the structure's ingress and egress; and

WHEREAS, in response to questions by the Board, Mr. Moore further testified that the rear door of the structure opened into a rear yard; that said yard is enclosed with a wrought iron fence; that the Applicant anticipates deliveries to occur in said rear of the structure; that there is a vehicular gate shown on the site plan; that said vehicular gate and driveway has been approved by the City's Department of Transportation ("CDOT"); and

WHEREAS, Mr. Brett Framson, operations manager for Natural Remedies' cannabis dispensary in downtown Denver, testified on behalf of the Applicant; that Natural Remedies runs two (2) cannabis dispensary licenses, two (2) cannabis growing licenses, and one (1) cannabis infused products license; that Natural Remedies has been in operation for six (6) years and has had no regulatory issues; that many state and local governments look to Natural Remedies as a model in the industry; that Natural Remedies will be a consultant for the Applicant and will set up the Applicant's standard operating procedures, training protocols, etc.; that he has read all Illinois rules and regulations regarding cannabis and is comfortable with his understanding of these rules and regulations; that the Applicant's proposed dispensary will be compliant with all Illinois and City laws and codes; that the proposed site plan is separated into different security zones; that he anticipates ten to fifteen (10-15) employees at the proposed dispensary; that there will always be a one-to-one ratio of patient to patient assistant; that a patient will never be left alone at any time in the dispensary; that although there is a restroom in the proposed dispensary, patients will only be allowed to use the restroom prior to purchasing product; that the proposed hours of operation for the proposed dispensary are 10:00 AM – 3:00 PM; and

WHEREAS, Mr. Framson further testified as to how product would be delivered to the proposed dispensary; that he then testified as to the patient experience at the proposed dispensary from the time a patient arrived until a patient left; and

WHEREAS, in response to questions by the Board about the three (3) parking spaces shown on the site plan, Mr. Moore further testified that the Applicant anticipated most of its patients coming to the dispensary by appointment; that the Applicant did not anticipate its patients parking on the street; that some of the Applicant's employees may have to park on the street; that the patients could schedule appointments an hour out; and

WHEREAS, in response to questions by the Board, Mr. Hollis testified that the majority of patients would be coming on public transportation; that two (2) of the Applicant's parking spaces would be regular spaces and one (1) would be a handicapped parking space; and

WHEREAS, in response to questions by the Board, Mr. Moore further testified that based on the ailments of the Applicant's patients, most of the patients would be on PACE vehicles; that there is room for PACE vehicles on the Applicant's parking lot; that there is not enough room on the subject property for the Applicant to provide more spaces; that the Applicant's appointment system would resolve any potential parking issues; and

WHEREAS, in response to further questions by the Board, Mr. Framson further testified that he believed someone from Natural Remedies would be in the City full time to get the Applicant's operations up and running; and

WHEREAS, in response to further questions by the Board, Mr. Hollis further testified that Mr. Framson would be in the City to consult; that Mr. Framson would not be consulting from Colorado; and

WHEREAS, the Board then questioned Mr. Hollis if Applicant would agree that Mr. Framson would be Natural Remedies' representative in the City for the Applicant; and

WHEREAS, both Mr. Hollis and Mr. Framson agreed that Mr. Framson would be Natural Remedies' representative in the City for the Applicant; and

WHEREAS, Mr. Jim Smith testified on behalf of the Applicant; that he is the managing member of Silver Star Protection Group, a licensed security contractor; that his firm has been retained by the Applicant to develop a security plan for the proposed dispensary; that he then testified as to the particulars of said security plan; and

WHEREAS, in response to further questions by the Board, Mr. Framson further testified that the proposed dispensary would be open seven (7) days a week; and

WHEREAS, Mr. Joseph M. Ryan testified on behalf of the Applicant; that his credentials as an expert in real estate appraisal were acknowledged by the Board; that he has physically inspected the subject property and its surrounding area; that his findings

are contained in his report on the subject property; his report was submitted and accepted by the Board; that he then orally testified that the proposed special use: (1) complies with all applicable standards of this Zoning Ordinance; (2) is in the interest of the public convenience as it provides medical cannabis to those that need it and will not have a significant adverse impact on the general welfare of the neighborhood because the proposed use is similar to a drugstore or pharmacy use; (3) is compatible with the surrounding area in terms of site planning, building scale and project design as it will be located in an existing one-story commercial building in an area that is mostly one-story commercial buildings; (4) is compatible with the surrounding area in terms of operating characteristics, such as hours of operation, lighting, noise and traffic generation as most retail and commercial buildings in the area do not have off-street parking and the subject property does, in fact, have off-street parking; and (5) is designed to promote safety and comfort; and

WHEREAS, Alderman Susan Sadlowski Garza testified in support of the application; and

WHEREAS, Mr. Andrew DeAngelo, of 1736 Mananita Drive, California, testified in objection to the application; that he is the president of Harborside Licensing & Services; that the Applicant did not have a license from the State of Illinois ("State") to operate a medical cannabis dispensary; that the license from the State had been granted to Harborside Illinois Grown Medicine, an entity in which Harborside Licensing & Services is a shareholder; that any approval granted by the Board should be to Harborside Illinois Grown Medicine as it is the entity currently licensed by the State; that his company is negotiating in good faith to terminate its relationship with Harborside Illinois Grown Medicine but no such agreement has yet been reached; that he again reiterated that any approval granted by the Board should be to Harborside Illinois Grown Medicine not the Applicant; and

WHEREAS, Mr. Rosenfeld further testified that the Applicant had met with the State's Department of Finance and Professional Regulation ("IDFPR") and explained that the fifty-one percent (51%) majority ownership of Harborside Illinois Grown Medicine (i.e., the Applicant) wished to break away from Harborside Licensing & Services; that IDFPR had given the Applicant a very favorable response; that the Applicant understands the Board does not make these decisions; that the Board deals with special use permits; and

WHEREAS, the Board stated that the Board was concerned with zoning issues; that any issue regarding whether or not the Applicant would be granted a license by the State of Illinois was an issue for the State of Illinois; and

WHEREAS, the staff of the Department of Planning and Development recommended approval of the proposed medical cannabis dispensary; and

THE ZONING BOARD OF APPEALS having fully heard the testimony and arguments of the parties and being fully advised, hereby makes the following findings

with reference to the Applicant's application for a special use pursuant to Section 17-13-0905-A of the Chicago Zoning Ordinance:

1. The proposed special use complies with all applicable standards of this Zoning Ordinance. Any questions regarding the Applicant's ability to gain a license to dispense medical cannabis is an issue for the State of Illinois and beyond the purview of this Board.
2. The proposed special use is in the interest of the public convenience as it provides medical cannabis to those that need it and will not have a significant adverse impact on the general welfare of the neighborhood because: (1) the proposed use is similar to a drugstore or pharmacy use; and (2) both the Applicant's safety and operational plans for its proposed special use are designed so that the special use will not disrupt the surrounding neighborhood in any way. The Board finds Mr. Smith and Mr. Ryan to be very credible witnesses as to this criteria.
3. The proposed special use is compatible with the character of the surrounding area in terms of site planning and building scale and project design because the special use will be located in an existing one-story commercial building in an area which is primarily one-story commercial buildings.
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 most retail and commercial buildings in the area do not have off-street parking and the subject property does, in fact, have off-street parking.
5. The proposed special use is designed to promote pedestrian safety and comfort as the Applicant is providing on-site parking.

RESOLVED, the aforesaid special use application is hereby approved, and the Zoning Administrator is authorized to permit said special use subject to the following conditions, pursuant to the authority granted by Section 17-13-0906 of the Chicago Zoning Ordinance:

1. For the first two months the dispensary is operational, the Applicant shall – as part of its consulting agreement with Natural Remedies – have one of Natural Remedies' employees remain on-site in Chicago.

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

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

APPLICANT: Noah Properties, LLC

CAL NO.: 28-16-Z

APPEARANCE FOR: Nick Ftikas

MINUTES OF MEETING:
January 15, 2016

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1428 West Wolfram Street

NATURE OF REQUEST: Application for a variation to reduce the rear setback from 35' to 22' and to allow the 203 square feet of rear yard open space to be provided on the rooftop deck proposed to be established on the existing, rear, detached, two-car garage which will be connected to the existing, three-story, single-family residence via a three-story, open staircase and catwalk; the existing garage and residence will remain otherwise unchanged.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

FEB 24 2016

BLAKE SERCYE
SOL FLORES
SHEILA O'GRADY
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		

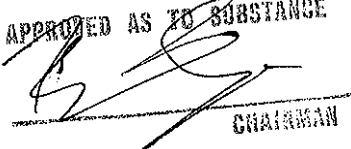
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 15, 2016, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on December 29, 2015; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the rear setback to 22' and to allow the 203 square feet of rear yard open space to be provided on the rooftop deck proposed to be established on the existing, rear, detached, two-car garage which will be connected to the existing, three-story, single-family residence via a three-story, open staircase and catwalk; the existing garage and residence will remain otherwise unchanged; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Noah Properties, LLC

CAL NO.: 29-16-Z

APPEARANCE FOR: Nick Ftikas

MINUTES OF MEETING:
January 15, 2016

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3758 N. Lakewood Avenue

NATURE OF REQUEST: Application for a variation to reduce the rear setback from 34.66' to 24.08' for a proposed, rear, three-story, open porch and stairs connected, via a catwalk, to a proposed, rooftop deck to be established on the existing, rear, detached, three-car garage; the existing, three-story, single-family residence will remain unchanged.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

FEB 24 2016

CITY OF CHICAGO

BLAKE SERCYE
SOL FLORES
SHEILA O'GRADY
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
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 15, 2016, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on December 29, 2015; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the rear setback to 24.08' for a proposed, rear, three-story, open porch and stairs connected, via a catwalk, to a proposed, rooftop deck to be established on the existing, rear, detached, three-car garage; the existing, three-story, single-family residence will remain unchanged; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Noah Properties, LLC

CAL NO.: 30-16-Z

APPEARANCE FOR: Nick Ftikas

MINUTES OF MEETING:
January 15, 2016

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3940 N. Ashland Avenue

NATURE OF REQUEST: Application for a variation to reduce the rear setback from 30' to 22.67' for a proposed, open stair above 6' which provides direct access to a proposed, rooftop deck on an existing, rear, detached, three-car garage; the existing garages and three-story, five-unit building will remain otherwise unchanged.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

FEB 24 2016

BLAKE SERCYE
SOL FLORES
SHEILA O'GRADY
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		

THE RESOLUTION:

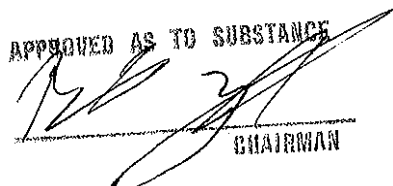
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 15, 2016, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on December 29, 2015; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the rear setback to 22.67' for a proposed, open stair above 6' which provides direct access to a proposed, rooftop deck on an existing, rear, detached, three-car garage; the existing garages and three-story, five-unit building will remain otherwise unchanged: the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: 822 N. Marshfield Inc.

CAL NO.: 31-16-S

APPEARANCE FOR: Nick Ftikas

MINUTES OF MEETING:
January 15, 2016

APPEARANCE AGAINST: None

PREMISES AFFECTED: 822 N. Marshfield Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a residential use below the second floor for a proposed, three-story, six-unit building with a rear detached, six-car garage.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

FEB 24 2016

BLAKE SERCYE
SOL FLORES
SHEILA O'GRADY
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		

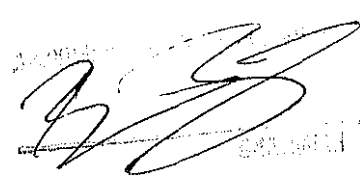
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 15, 2016, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on December 29, 2015; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a residential use below the second floor of a three-story, six-unit building with a rear detached garage; 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; a variation was also granted to the subject site in Cal. No. 32-16-Z; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The development is consistent with the design, layout, materials and plans prepared by Hanna Architects and dated July 14, 2015.

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



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

APPLICANT: 822 N. Marshfield, Inc. **CAL NO.:** 32-16-Z
APPEARANCE FOR: Nick Ftikas **MINUTES OF MEETING:**
APPEARANCE AGAINST: None January 15, 2016
PREMISES AFFECTED: 822 N. Marshfield Avenue

NATURE OF REQUEST: Application for a variation to allow for the establishment of a sixth residential unit on a lot whose area of 5,739.715 square feet is no less than 90% of the required 6,000 square feet for a proposed, three-story, six-unit building with a rear, detached, six-car garage.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

FEB 24 2016

BLAKE SERCYE
 SOL FLORES
 SHEILA O'GRADY
 SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		

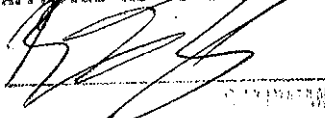
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 15, 2016, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on December 29, 2015; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; a special use was granted to the subject site in Cal. No. 33-16-S; the applicant shall also be permitted to establish a sixth residential unit on a lot whose area of 5,739.715 square feet is no less than 90% of the required 6,000 square feet for a proposed, three-story, six-unit building with a rear, detached, six-car garage; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE


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

APPLICANT: 826 N. Marshfield, Inc.

CAL NO.: 33-16-S

APPEARANCE FOR: Nick Ftikas

MINUTES OF MEETING:
January 15, 2016

APPEARANCE AGAINST: None

PREMISES AFFECTED: 826 N. Marshfield Avenue

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a residential use below the second floor for a proposed, three-story, six-unit building with a rear, detached, six-car garage.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

FEB 24 2016
CITY OF CHICAGO

BLAKE SERCYE
SOL FLORES
SHEILA O'GRADY
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
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 15, 2016, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on December 29, 2015; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a residential use below the second floor for a proposed, three-story, six-unit building with a rear, detached, six-car garage; 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; a variation was also granted to the subject site in Cal. No. 34-16-Z; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The development is consistent with the design, layout, materials and plans prepared by Hanna Architects and dated July 14, 2015.

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

APPROVED AS TO SUBSTANCE
[Signature]

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

APPLICANT: 826 N. Marshfield, Inc.

CAL NO.: 34-16-Z

APPEARANCE FOR: Nick Ftikas

MINUTES OF MEETING:
January 15, 2016

APPEARANCE AGAINST: None

PREMISES AFFECTED: 826 N. Marshfield Avenue

NATURE OF REQUEST: Application for a variation to allow for the establishment of a sixth residential unit on a lot whose area of 5,739 square feet is no less than 90% of the required 6,000 square feet for a proposed, three-story, six-unit building with a rear, detached, six-car garage.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

FEB 24 2016

BLAKE SERCYE
SOL FLORES
SHEILA O'GRADY
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		

THE RESOLUTION:

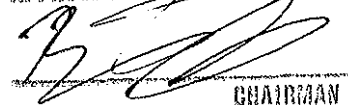
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 15, 2016, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on December 29, 2015; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a sixth residential unit on a lot whose area of 5,739 square feet is no less than 90% of the required 6,000 square feet for a proposed, three-story, six-unit building with a rear, detached, six-car garage; a special use was also granted to the subject site in Cal. No. 33-16-S; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Happy Valleys I, Inc.

CAL NO.: 35-16-Z

APPEARANCE FOR: Nick Ftikas

MINUTES OF MEETING:
January 15, 2016

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1253 N. California Avenue

NATURE OF REQUEST: Application for a variation to reduce the north side setback from 2' to 0' and to reduce the combined side setback from 5' to 3.5' in order to legalize the existing, three-story, four-unit building at this location, to which no changes are proposed, and to allow for the adjacent, vacant parcel (1255 North California Avenue) to be improved with a single-family residence.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

FEB 24 2016

BLAKE SERCYE
SOL FLORES
SHEILA O'GRADY
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
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 15, 2016, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on December 29, 2015; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the north side setback to 0' and to reduce the combined side setback to 3.5' in order to legalize the existing, three-story, four-unit building at this location, to which no changes are proposed, and to allow for the adjacent, vacant parcel (1255 North California Avenue) to be improved with a single-family residence; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Illinois Reliance Properties, LLC Series A-99 **CAL NO.:** 36-16-Z

APPEARANCE FOR: Sara Barnes **MINUTES OF MEETING:**
January 15, 2016

APPEARANCE AGAINST: None

PREMISES AFFECTED: 731 W. Barry Avenue

NATURE OF REQUEST: Application for a variation to reduce the east side setback from 2.02' to 0' and to reduce the rear setback from 38.19' to 17.62' for the proposed division of the existing, 50' x 144.65' lot into a 25' x 144.65' lot; the existing, rear, one-story addition will be removed from the existing, three-story, four-unit building, which will otherwise remain unchanged.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

FEB 24 2016

BLAKE SERCYE
SOL FLORES
SHEILA O'GRADY
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		

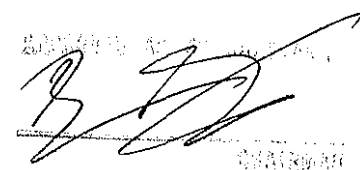
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 15, 2016, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on December 29, 2015; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the east side setback to 0' and to reduce the rear setback to 17.62' for the proposed division of the existing, 50' x 144.65' lot into a 25' x 144.65' lot; the existing, rear, one-story addition will be removed from the existing, three-story, four-unit building, which will otherwise remain unchanged; an additional variation was also granted to the property in Cal. No. 37-16-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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



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

APPLICANT: Illinois Reliance Properties, LLC Series A-99 **CAL NO.:** 37-16-Z

APPEARANCE FOR: Sara Barnes **MINUTES OF MEETING:** January 15, 2016

APPEARANCE AGAINST: None

PREMISES AFFECTED: 731 W. Barry Avenue

NATURE OF REQUEST: Application for a variation to reduce the required, on-site, accessory parking from four spaces to three for the proposed division of the existing, 50' x 144.65' lot into a 25' x 144.65' lot; the existing, rear, one-story addition will be removed from the existing, three-story, four-unit building, which will otherwise remain unchanged.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

FEB 24 2016
 6:11 PM

BLAKE SERCYE
 SOL FLORES
 SHEILA O'GRADY
 SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		

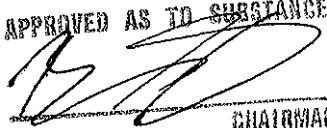
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting on January 15, 2016, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on December 29, 2015; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the required, on-site, accessory parking from four spaces to three for the proposed division of the existing, 50' x 144.65' lot into a 25' x 144.65' lot; the existing, rear, one-story addition will be removed from the existing, three-story, four-unit building, which will otherwise remain unchanged; an additional variation was also granted to the subject site in Cal. No. 36-16-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

 CHAIRMAN

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

APPLICANT: Mark Twain Hotel, Inc.

CAL NO.: 38-16-S

APPEARANCE FOR:

MINUTES OF MEETING:
January 15, 2016

APPEARANCE AGAINST:

PREMISES AFFECTED: 101-13 W. Division Street

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a five-story, 151-room hotel with ground floor commercial space.

ACTION OF BOARD-

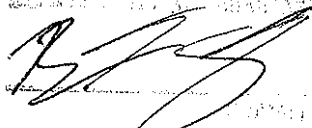
CASE CONTINUED TO MARCH 18, 2016

THE VOTE

FEB 24 2016

BLAKE SERCYE
SOL FLORES
SHEILA O'GRADY
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		

SECRETARY OF THE BOARD


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

APPLICANT: Philip Black

CAL NO.: 155-15-Z

APPEARANCE FOR:

MINUTES OF MEETING:
January 15, 2016

APPEARANCE AGAINST:

PREMISES AFFECTED: 3616 N. Harding Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the south side setback from 5' to 1.27' and to reduce the combined side setback from 15' to 8.42' for a proposed, rear, two-story addition, with a side, first floor porch/walkway and a second floor balcony, to an existing, two-story, single-family residence; the existing, rear detached, three-car garage will remain.

ACTION OF BOARD-
DISMISSED FOR WANT OF PROSECUTION

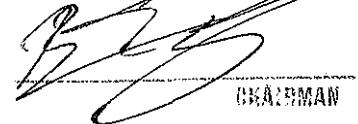
THE VOTE

FEB 24 2016

BLAKE SERCYE
SOL FLORES
SHEILA O'GRADY
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Christ Center of Hope, Assemblies of God **CAL NO.:** 354-15-S

APPEARANCE FOR:

MINUTES OF MEETING:
January 15, 2016

APPEARANCE AGAINST:

PREMISES AFFECTED: 5534 N. Kedzie Avenue

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a religious assembly facility.

ACTION OF BOARD-
CASE DISMISSED

THE VOTE

FEB 24 2016

BLAKE SERCYE
SOL FLORES
SHEILA O'GRADY
SAM TOIA

AFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		

APPROVED AS TO PRESENTATION
[Signature]
DIRECTOR

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

APPLICANT: Christ Center of Hope, Assemblies of God **CAL NO.:** 355-15-S

APPEARANCE FOR: **MINUTES OF MEETING:**
January 15, 2016

APPEARANCE AGAINST:

PREMISES AFFECTED: 5501 N. Kedzie Avenue

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of eight, off-site, required, accessory, parking spaces to serve a religious assembly facility located at 5534 North Kedzie Avenue.

ACTION OF BOARD-
CASE DISMISSED

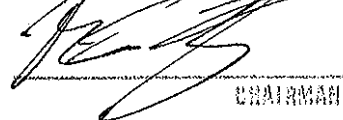
THE VOTE

FEB 24 2016

BLAKE SERCYE
SOL FLORES
SHEILA O'GRADY
SAM TOIA

ALFIRMATIVE	NEGATIVE	ADSENT
X		
		X
X		
X		

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Sheng Man De Investment Company

CAL NO.: 397-15-S

APPEARANCE FOR:

MINUTES OF MEETING:
January 15, 2016

APPEARANCE AGAINST:

PREMISES AFFECTED: 2010-20 S. Archer Avenue

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a five-story, 60-room hotel.

ACTION OF BOARD-

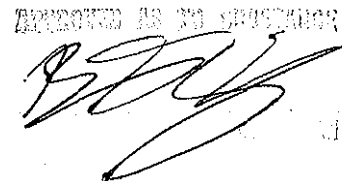
CASE CONTINUED TO MARCH 18, 2016

FEB 21 2016

THE VOTE

BLAKE SERCYE
SOL FLORES
SHEILA O'GRADY
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		

APPROVED AS TO SUBSTANCE


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

APPLICANT: Noah Properties, LLC

CAL NO.: 418-15-S

APPEARANCE FOR: Nick Ftikas

MINUTES OF MEETING:
January 15, 2016

APPEARANCE AGAINST: None

PREMISES AFFECTED: 7301 W. Belmont Avenue / 3144-54 N. Octavia Avenue

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a residential use below the second floor for a proposed, three-story, three-unit building with a rear, detached, six-car garage, accessed directly from North Octavia Avenue.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

FEB 24 2016

BLAKE SERCYE

SOL FLORES

SHEILA O'GRADY

SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
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 15, 2016 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on October 1, 2015; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a residential use below the second floor for a proposed, three-story, three-unit building with a rear, detached, six-car garage, accessed directly from North Octavia Avenue; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject; a variation was also granted to the subject site in Cal. No. 419-15-Z; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The development is consistent with the design, layout, materials and plans prepared by Axios Architects and dated December 1, 2015.

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: Noah Properties, LLC

CAL NO.: 419-15-Z

APPEARANCE FOR: Nick Ftikas

MINUTES OF MEETING:
January 15, 2016

APPEARANCE AGAINST: None

PREMISES AFFECTED: 7301 W. Belmont Avenue/ 3144-54 N. Octavia Avenue

NATURE OF REQUEST: Application for a variation to reduce the front wall setback from 12' to 3.2' and to reduce the front obstruction setback from 20' to 3.2' for a proposed, three-story, five-unit townhouse development; each unit will have one, at-grade, indoor parking space, four of which will be accessed directly from North Octavia Avenue.

ACTION OF BOARD-
VARIATION GRANTED

JAN 24 2016

BLAKE SERCYE
SOL FLORES
SHEILA O'GRADY
SAM TOIA

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		

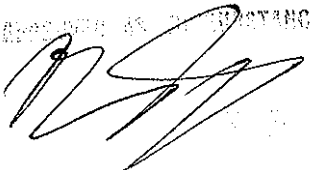
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting on January 15, 2016 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on October 1, 2015; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the front wall setback to 3.2' and to reduce the front obstruction setback to 3.2' for a proposed, three-story, five-unit townhouse development; each unit will have one, at-grade, indoor parking space, four of which will be accessed directly from North Octavia Avenue; a special use was also granted to the subject site in Cal. No. 418-15-S; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO DISTANCE


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

APPLICANT: Noah Properties, LLC

CAL NO.: 420-15-Z

APPEARANCE FOR:

MINUTES OF MEETING:

APPEARANCE AGAINST:

JANUARY 15, 2016

PREMISES AFFECTED: 7301 W. Belmont Avenue / 3144-54 N. Octavia Avenue

NATURE OF REQUEST: Application for a variation for the approval to increase the area allowed for an accessory building from 1,085 square feet to 1,113 square feet for a proposed, three-story, three-unit building with a rear, detached, six-car garage, accessed directly from North Octavia Avenue.

ACTION OF BOARD-

WITHDRAWN ON MOTION OF THE APPLICANT

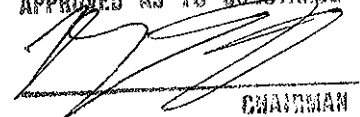
THE VOTE

FEB 24 2016

BLAKE SERCYE
SOL FLORES
SHEILA O'GRADY
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: 2325 W. Huron Condominium Association **CAL NO.:** 422-15-Z

APPEARANCE FOR: Sara Barnes **MINUTES OF MEETING:**

APPEARANCE AGAINST: None **January 15, 2016**

PREMISES AFFECTED: 2325 W. Huron Street

NATURE OF REQUEST: Application for a variation to reduce the front setback from 7.42' to 0.29'; to reduce the east side setback from 2' to 0.27'; to reduce the west side setback from 3.62' to 0.33'; and, to reduce the rear setback from 30' to 25' for the proposed, renovation of an existing, four-story, three-unit building with a roof deck and access stair enclosure; a roof deck is also proposed to be added to an existing, rear, detached, two-car garage which will be accessed via an open stair exceeding 6' in height.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

FEB 2 2016

BLAKE SERCYE
SOL FLORES
SHEILA O'GRADY
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
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 15, 2016 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on October 1, 2015; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the front setback to 0.29'; to reduce the east side setback to 0.27'; to reduce the west side setback to 0.33'; and, to reduce the rear setback 30' to 25' for the proposed, renovation of an existing, four-story, three-unit building with a roof deck and access stair enclosure; a roof deck shall also be added to an existing, rear, detached, two-car garage which will be accessed via an open stair exceeding 6' in height; an additional variation was also granted to the subject site in Cal. No. 423-15-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

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

APPLICANT: 2325 W. Huron Condominium Association

CAL NO.: 423-15-Z

APPEARANCE FOR: Sara Barnes

MINUTES OF MEETING:
JANUARY 15, 2016 *JR*

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2325 W. Huron Street

NATURE OF REQUEST: Application for a variation to reduce the on-site, accessory, vehicular parking by not more than one space (from three to two) for the proposed, renovation of an existing, four-story, three-unit building with a roof deck and access stair enclosure; a roof deck is also proposed to be added to an existing, rear, detached, two-car garage which will be accessed via an open stair exceeding 6' in height.

ACTION OF BOARD-
VARIATION GRANTED

FEB 04 2016

THE VOTE		
AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

BLAKE SERCYE
SOL FLORES
SHEILA O'GRADY
SAM TOIA

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting on January 15, 2016 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on October 1, 2015; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the on-site, accessory, vehicular parking by not more than one space (from three to two) for the proposed, renovation of an existing, four-story, three-unit building with a roof deck and access stair enclosure; a roof deck is also proposed to be added to an existing, rear, detached, two-car garage which will be accessed via an open stair exceeding 6' in height; an additional variation was also granted to the subject site in Cal. No. 422-15-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

