

**ZBA
MINUTES
JANUARY 20, 2017**

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

MINUTES OF MEETING:

Date: January 20, 2017

Richard Toth, attorney for the applicant, presented a written request for an extension of time in which to establish a Class III recycling facility on premises located at 1350 W. 41st Street. The special use was approved on January 15, 2016 in Cal. No. 9-16-S.

Mr. Toth stated that there are currently issues with a nearby railroad easement and has resulted in a delay to install landscaping at the site. The applicant would like to extend the one year validity period to complete the required work.

Blake Sercye moved the request be granted and the time for obtaining the necessary permit be extended to February 24, 2018.

Yeas- Sercye, Toia, Williams Nays- None

FEB 21 2017
CITY OF CHICAGO
ZONING BOARD OF APPEALS

APPROVED AS TO ACCURACY



CHAIRMAN

MINUTES OF MEETING:

Date: January 20, 2017

Richard Toth, attorney for the applicant, presented a written request for an extension of time in which to establish a Class V recycling facility on premises located at 1350 W. 41st Street. The special use was approved on January 15, 2016 in Cal. No. 10-16-S.

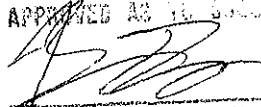
Mr. Toth stated that there are currently issues with a nearby railroad easement and has resulted in a delay to install landscaping at the site. The applicant would like to extend the one year validity period to complete the required work.

Blake Sercye moved the request be granted and the time for obtaining the necessary permit be extended to February 24, 2018.

Yeas- Sercye, Toia, Williams Nays- None

FEB 21 2017

CITY OF CHICAGO
ZONING BOARD OF APPEALS

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: 3019 Hamilton, LLC

CAL NO.: 1-17-Z

APPEARANCE FOR: Thomas Moore

MINUTES OF MEETING:
January 20, 2017

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2636 N. Bosworth Avenue

NATURE OF REQUEST: Application for a variation to reduce the rear setback from the required 32.85' to 0.92', the north setback from 2.4' to zero (south to be 0.42'), combined side setback from 6' to 0.42' for an open stair to access the proposed garage roof deck with a trellis that will be 18.87' in height.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE



FEB 21 2017
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
		X
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 20, 2017 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 5, 2017 ; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the rear setback to 0.92', the north setback to zero (south to be 0.42'), combined side setback to 0.42' for an open stair to access the proposed garage roof deck with a trellis that will be 18.87' 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 SUBSTANCE

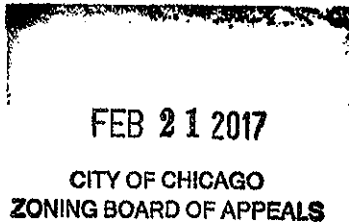
CHAIRMAN

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

APPLICANT: Gisela Camargo **CAL NO.:** 2-17-S
APPEARANCE FOR: Same as applicant **MINUTES OF MEETING:**
January 20, 2017
APPEARANCE AGAINST: None
PREMISES AFFECTED: 3423 N. Central Avenue
NATURE OF REQUEST: Application for a special use to establish a hair salon.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE



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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
		X
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 20, 2017 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 5, 2017 ; and

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

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

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

APPROVED AS TO SUBSTANCE

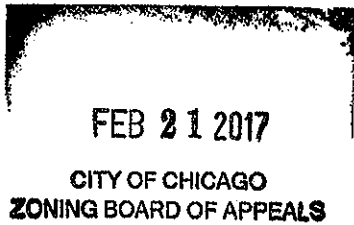
 CHAIRMAN

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

APPLICANT: Dina Dilaurentis **CAL NO.:** 3-17-Z
APPEARANCE FOR: Same as applicant **MINUTES OF MEETING:**
January 20, 2017
APPEARANCE AGAINST: None
PREMISES AFFECTED: 2174 W. Wilson Avenue

NATURE OF REQUEST: Application for a variation to reduce the rear setback from the required 34.03' to 1.31', rear property line setback from the garage from 2.0' to 1.31', with a combined side setback of 7.44' (west will be 3', east will be 4.44') for a proposed two-car garage with a roof deck and stair.

**ACTION OF BOARD-
 VARIATION GRANTED**



THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
		X
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 20, 2017 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 5, 2017 ; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the rear setback from the required 34.03' to 1.31', rear property line setback from the garage from 2.0' to 1.31', with a combined side setback of 7.44' (west will be 3', east will be 4.44') for a proposed two-car garage with a roof deck and stair the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED 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 21 2017
CITY OF CHICAGO
ZONING BOARD OF APPEALS

ACG Development, LLC
APPLICANT

4-17-Z
CALENDAR NUMBER

22 N. Throop
PREMISES AFFECTED

January 20, 2017
HEARING DATE

ACTION OF BOARD

THE VOTE

The application for the variation is approved.

	AFFIRMATIVE	NEGATIVE	ABSENT
Blake Sercye	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sol Flores	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Shelia O'Grady	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sam Toia	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Amanda Williams	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**FINDINGS OF THE ZONING BOARD OF APPEALS
IN THE MATTER OF THE VARIATION APPLICATION FOR 22 N. THROOP
BY ACG DEVELOPMENT, LLC**

I. BACKGROUND

ACG Development, LLC (the "Applicant") submitted a variation application for 22 N. Throop (the "subject property"). The subject property is currently zoned RM-5 and is currently vacant. The Applicant proposed to develop the subject property with a three-story single-family residence with an attached garage. To permit the proposed development, the Applicant sought a variation to: (1) reduce the front setback from 10.77' to 9,0'; (2) to reduce the rear setback from 25.13' to 20.75'; (3) to reduce the north side setback from 2' to 0'; (4) to reduce the south side setback from 2' to 0'; and (4) to relocate the required 98.9 square feet of rear yard open space to a deck that is located 4' above grade.

II. PUBLIC HEARING

A. The Hearing

The ZONING BOARD OF APPEALS held a public hearing on the Applicant's variation application at its regular meeting held on January 20, 2017, after due notice thereof as provided under Section 17-13-0107-B of the Chicago Zoning Ordinance and by publication in the *Chicago Sun-Times*. In accordance with the ZONING BOARD OF APPEALS' Rules of Procedure, the Applicant had submitted its proposed Findings of

~~APPROVED AS TO SUBSTANCE~~

CHAIRMAN

Fact. The Applicant's manager Mr. Armando Chacon and its attorney Ms. Elizabeth Santis were present. The Applicant's architect Mr. Michael Leary was also present. Testifying in objection to the application was Mr. Marshall Snow. The statements and testimony given during the public hearing were given in accordance with the ZONING BOARD OF APPEALS' Rules of Procedure.

The Applicant presented the lay testimony of Mr. Armando Chacon, manager of the Applicant. Mr. Chacon testified as to the Applicant's proposed redevelopment of the site.

The Applicant presented the expert testimony of Mr. Michael Leary, its architect. Mr. Leary testified as to how the Applicant's application met all the standards for a variation.

Mr. Marshall Snow, of 1545 W. Fry, testified in opposition to the application. His opposition stemmed from his grandmother's belief that rear variation was not in keeping with the character of the neighborhood. Mr. Snow therefore requested that the Applicant align its garage with the existing garage at 24 N. Throop.

B. Criteria for a Variation

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

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

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

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

III. FINDINGS OF FACT.

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

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

The subject property measures 21' wide by only 89.76' deep. If the Applicant had to strictly comply with the regulations and standards of the Chicago Ordinance, this short lot depth and narrow lot width would create practical difficulties or particular hardships for the subject property.

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

The requested variation maintains a range of housing choices and options. It also accommodates growth and development.

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

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

Due to the 89.76' short lot depth and the 21' narrow lot width, the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of the Chicago Zoning Ordinance.

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

The 89.76' short lot depth and 21' narrow lot width is not generally applicable to similarly situated property as the surrounding neighborhood is generally made up of larger lots. For instance, the lots on the opposite side of the alley from the subject property are standard City lots.

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

The proposed single-family home is in keeping with other homes in the neighborhood and therefore will not alter the essential character of the neighborhood.

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

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

The lot dimensions of 21' by 89.76' results in particular hardship upon the Applicant as it severely limits what can be built on the subject property.

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

The subject property has a RM-5 zoning classification. A lot dimension of 21' by 89.76' is not applicable, generally, to other property with a RM-5 zoning classification.

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

The variation is not based exclusively upon a desire to make more money out of the property but rather a desire to use the subject property for its permitted residential use and to develop a single-family home in keeping with all the other homes in immediate neighborhood.

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

The Applicant did not create the subject property's lot dimension of 21' by 89.76'.

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

The variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located. Even after the reduction to the rear yard, the garage will be set 5' off of the rear property line.

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

The variation will not impair an adequate supply of light and air to adjacent property because the garage will be set 5' off of the property line. The variation will not substantially increase the congestion in the public streets because the Applicant will be providing off-site parking. The variation will also not increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values in the neighborhood. On the contrary, the proposed variation will instead improve property values in the neighborhood because the Applicant will be improving a currently vacant lot with a single-family home that is in keeping with the other single-family homes in the immediate neighborhood.

IV. CONCLUSION

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

The ZONING BOARD OF APPEALS hereby approves the Applicant's application for variation, and the Zoning Administrator is authorized to permit said variation.

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

ZONING BOARD OF APPEALS
CITY OF CHICAGO

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



FEB 21 2017
CITY OF CHICAGO
ZONING BOARD OF APPEALS

ACG Development, LLC

APPLICANT

5-17-Z

CALENDAR NUMBER

26 N. Throop

PREMISES AFFECTED

January 20, 2017

HEARING DATE

ACTION OF BOARD

THE VOTE

The application for the variation is approved.

Blake Sercye
Sol Flores
Shelia O'Grady
Sam Toia
Amanda Williams

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

**FINDINGS OF THE ZONING BOARD OF APPEALS
IN THE MATTER OF THE VARIATION APPLICATION FOR 26 N. THROOP
BY ACG DEVELOPMENT, LLC**

I. BACKGROUND

ACG Development, LLC (the "Applicant") submitted a variation application for 26 N. Throop (the "subject property"). The subject property is currently zoned RM-5 and is currently improved with a dilapidated older home. The Applicant proposed to redevelop the subject property with a three-story single-family residence with an attached garage. To permit the proposed development, the Applicant sought a variation to: (1) reduce the front setback from 10.79' to 9.0'; (2) to reduce the rear setback from 25.17' to 20.67'; (3) to reduce the north side setback from 2' to 0'; (4) to reduce the south side setback from 2' to 0'; and (4) to relocate the required 99.11 square feet of rear yard open space to a deck that is located 4' above grade.

II. PUBLIC HEARING

A. The Hearing

The ZONING BOARD OF APPEALS held a public hearing on the Applicant's variation applications at its regular meeting held on January 20, 2017, after due notice thereof as provided under Section 17-13-0107-B of the Chicago Zoning Ordinance and by publication in the *Chicago Sun-Times*. In accordance with the ZONING BOARD OF APPEALS' Rules of Procedure, the Applicant had submitted its proposed Findings of

APPROVED AS TO SUBSTANCE

CHAIRMAN

Fact. The Applicant's manager Mr. Armando Chacon and its attorney Ms. Elizabeth Santis were present. The Applicant's architect Mr. Michael Leary was also present. Testifying in objection to the application was Mr. Marshall Snow. The statements and testimony given during the public hearing were given in accordance with the ZONING BOARD OF APPEALS' Rules of Procedure.

The Applicant presented the lay testimony of Mr. Armando Chacon, manager of the Applicant. Mr. Chacon testified as to the Applicant's proposed redevelopment of the site.

The Applicant presented the expert testimony of Mr. Michael Leary, its architect. Mr. Leary testified as to how the Applicant's application met all the standards for a variation.

Mr. Marshall Snow, of 1545 W. Fry, testified in opposition to the application. His opposition stemmed from his grandmother's belief that rear variation was not in keeping with the character of the neighborhood. Mr. Snow therefore requested that the Applicant align its garage with the existing garage at 24 N. Throop.

B. Criteria for a Variation

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

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

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

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

III. FINDINGS OF FACT.

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

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

The subject property measures 21' wide by only 89.90' deep. If the Applicant had to strictly comply with the regulations and standards of the Chicago Ordinance, this short lot depth and narrow lot width would create practical difficulties or particular hardships for the subject property.

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

The requested variation maintains a range of housing choices and options. It also accommodates growth and development.

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

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

Due to the 89.90' short lot depth and the 21' narrow lot width, the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of the Chicago Zoning Ordinance.

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

The 89.90' short lot depth and 21' narrow lot width is not generally applicable to similarly situated property as the surrounding neighborhood is generally made up of larger lots. For instance, the lots on the opposite side of the alley from the subject property are standard City lots.

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

The proposed single-family home is in keeping with other homes in the neighborhood and therefore will not alter the essential character of the neighborhood.

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

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

The lot's dimensions of 21' by 89.90' results in particular hardship upon the Applicant as it severely limits what can be built on the subject property.

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

The subject property has a RM-5 zoning classification. A lot dimension of 21' by 89.90' is not applicable, generally, to other property with a RM-5 zoning classification.

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

The variation is not based exclusively upon a desire to make more money out of the property but rather a desire to use the subject property for its permitted residential use and to develop a single-family home in keeping with all the other homes in immediate neighborhood.

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

The Applicant did not create the subject property's lot dimension of 21' x 89.90'.

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

The variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located. Even after the reduction to the rear yard, the garage will be set 5' off of the rear property line.

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

The variation will not impair an adequate supply of light and air to adjacent property because the garage will be set 5' off of the property line. The variation will not substantially increase the congestion in the public streets because the Applicant will be providing off-site parking. The variation will also not increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values in the neighborhood. On the contrary, the proposed variation will instead improve property values in the neighborhood because the Applicant will be improving a currently vacant lot with a single-family home that is in keeping with the other single-family homes in the immediate neighborhood.

IV. CONCLUSION

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

The ZONING BOARD OF APPEALS hereby approves the Applicant's application for variation, and the Zoning Administrator is authorized to permit said variation.

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

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

APPLICANT: The Salvation Army, an Illinois Corporation

CAL NO.: 6-17-S

APPEARANCE FOR: Mitchell J. Melamel

MINUTES OF MEETING:
January 20, 2017

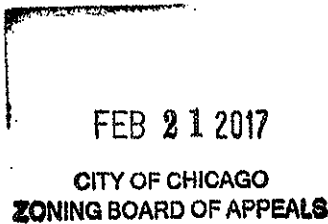
APPEARANCE AGAINST: None

PREMISES AFFECTED: 904-28 N. Christiana Avenue

NATURE OF REQUEST: Application for a special use to establish a twenty room transitional shelter in a proposed two and three story building with twenty-two on-site parking spaces.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE


FEB 21 2017
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		


THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 20, 2017 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 5, 2017 ; and

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

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The design and layout of the plans and elevations dated January 9, 2017, and including the site plan dated January 13, 2017, prepared by Antunovich Associates.

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

APPROVED AS TO SUBSTANCE

 CHAIRMAN

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

APPLICANT: Kelly and Joe Wicklander

CAL NO.: 7-17-Z

APPEARANCE FOR: Thomas Moore

MINUTES OF MEETING:
January 20, 2017

APPEARANCE AGAINST: None

PREMISES AFFECTED: 4140 N. Leavitt Street

NATURE OF REQUEST: Application for a variation to reduce the rear setback from the required 34.75' to 2.0', north setback to zero, south to remain at 2' for a north side open stair and landing to access a garage roof deck that shall also contain the relocated rear yard open space.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

FEB 21 2017
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 20, 2017 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 5, 2017 ; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the rear setback to 2.0', north setback to zero, south to remain at 2' for a north side open stair and landing to access a garage roof deck that shall also contain the relocated rear yard open space; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: V.K. Designs, Inc.

CAL NO.: 8-17-S

APPEARANCE FOR: Nick Ftikas

MINUTES OF MEETING:
January 20, 2017

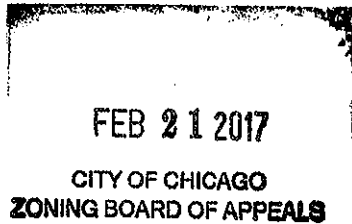
APPEARANCE AGAINST: None

PREMISES AFFECTED: 4218 W. Lawrence Avenue

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

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE



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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 20, 2017 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 5, 2017 ; and

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

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Gearhead Workspace, LLC

CAL NO.: 9-17-S

APPEARANCE FOR:

MINUTES OF MEETING:
January 20, 2017

APPEARANCE AGAINST:

PREMISES AFFECTED: 4722 W. Pensacola Avenue

NATURE OF REQUEST: Application for a special use to establish ten off-site parking spaces to fulfill the parking requirement for a proposed motor vehicle repair shop located at 4739 W. Montrose Avenue.

ACTION OF BOARD-
WITHDRAWN ON MOTION OF THE APPLICANT

THE VOTE

FEB 21 2017
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Scott and Ami Stapleton
APPEARANCE FOR: Same as applicant
APPEARANCE AGAINST: None
PREMISES AFFECTED: 10546 S. Albany Avenue

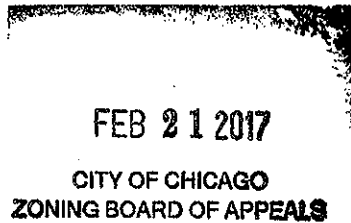
CAL NO.: 10-17-Z

MINUTES OF MEETING:
 January 20, 2017

NATURE OF REQUEST: Application for a variation to reduce the combined side setback from the required 11.25' to 9.52' (north to be 5.27'), south to be 4.25' for a proposed one and two-story addition to the existing single family residence.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE



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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 20, 2017 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 5, 2017; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the combined side setback to 9.52' (north to be 5.27'), south to be 4.25' for a proposed one and two-story addition to the existing single family residence; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AND FORWARDED:

 BLAKE SERBYE
 ZONING BOARD OF APPEALS

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

APPLICANT: Kasia Milon DBA Kismet Beauty Lounge **CAL NO.:** 11-17-S

APPEARANCE FOR: **MINUTES OF MEETING:**
January 20, 2017

APPEARANCE AGAINST:

PREMISES AFFECTED: 6858 W. Archer Avenue

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


ACTION OF BOARD-
CASE CONTINUED TO JANUARY 20, 2017

THE VOTE

FEB 21 2017
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Wayland Ng and Jimmy Ng

CAL NO.: 12-17-Z

APPEARANCE FOR:

MINUTES OF MEETING:
January 20, 2017

APPEARANCE AGAINST:

PREMISES AFFECTED: 330 W. 25th Place

NATURE OF REQUEST: Application for a variation to reduce the front setback from the required 9.48' to zero, west setback from 2' to 1.68' (east to be 2.37' the combined side setback from 5.19' to 4.05' for a proposed front open balcony to the existing two-story two dwelling unit building.

ACTION OF BOARD-
CASE CONTINUED TO FEBRUARY 17, 2017

THE VOTE



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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Pero Hess, LLC **CAL NO.:** 13-17-Z
APPEARANCE FOR: Thomas Moore **MINUTES OF MEETING:**
January 20, 2017
APPEARANCE AGAINST: None
PREMISES AFFECTED: 717 W. Melrose Street

NATURE OF REQUEST: Application for a variation to reduce the rear setback from the required 44'-2" to 21'-4" for an open stair to provide access to a proposed garage roof top deck which shall also contain the relocated rear yard open space.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

**FEB 21 2017
CITY OF CHICAGO
ZONING BOARD OF APPEALS**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

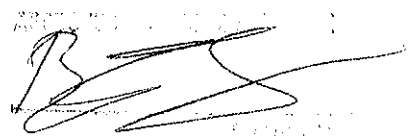
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 20, 2017 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 5, 2017 ; and

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

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

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



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

APPLICANT: Pangea Properties
APPEARANCE FOR: Thomas Moore
APPEARANCE AGAINST: None
PREMISES AFFECTED: 2610 N. Laramie Avenue

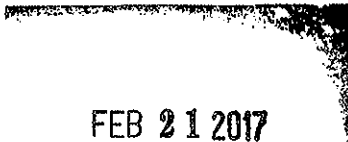
CAL NO.: 14-17-Z

MINUTES OF MEETING:
 January 20, 2017

NATURE OF REQUEST: Application for a variation to reduce the required off street parking from two spaces to zero for the conversion of a four-story, commercial and fifteen dwelling unit building to a seventeen dwelling unit building.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE



FEB 21 2017
 CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

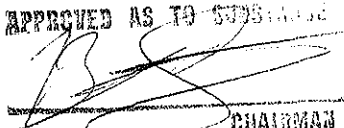
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 20, 2017 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 5, 2017 ; and

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

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

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

APPROVED AS TO SUBSTANCE

 CHAIRMAN

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

APPLICANT: Pangea Properties CAL NO.: 15-17-Z
APPEARANCE FOR: Thomas Moore MINUTES OF MEETING: January 20, 2017
APPEARANCE AGAINST: None
PREMISES AFFECTED: 2616 N. Laramie Avenue

NATURE OF REQUEST: Application for a variation to reduce the required off-street parking from the required two spaces to zero for the conversion of a four-story, commercial and fifteen dwelling unit building to a seventeen dwelling unit building.

ACTION OF BOARD- VARIATION GRANTED

THE VOTE



FEB 21 2017
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 20, 2017 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 5, 2017; and

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

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

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

APPROVED AS TO SUBSTANCE
[Signature]
CHAIRMAN

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

APPLICANT: William R. Loesch

CAL NO.: 16-17-Z

APPEARANCE FOR: Nick Ftikas

MINUTES OF MEETING:
January 20, 2017

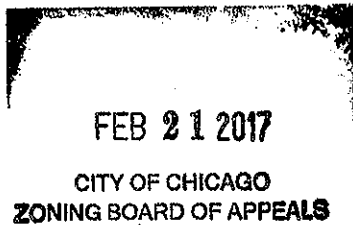
APPEARANCE AGAINST: None

PREMISES AFFECTED: 2129 N. Sedgwick Street

NATURE OF REQUEST: Application for a variation to reduce the rear setback from the required 31.35' to 0.33', the north setback from 2.74' to 0.33', (south to be 0.33'), side setback combination from 6.84' to 0.66' for a proposed rear privacy wall with door at 10.33' in height and rear fences that are 8' in height.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE



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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 20, 2017 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 5, 2017 ; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the rear setback to 0.33', the north setback to 0.33', (south to be 0.33'), side setback combination to 0.66' for a proposed rear privacy wall with door at 10.33' in height and rear fences that are 8' 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 SUBSTANCE

CHAIRMAN

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

APPLICANT: Anthony Miner

CAL NO.: 17-17-Z

APPEARANCE FOR: Paul Kolpak

MINUTES OF MEETING:
January 20, 2017

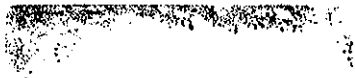
APPEARANCE AGAINST: None

PREMISES AFFECTED: 1667 N. Edgewater Avenue

NATURE OF REQUEST: Application for a variation to reduce the rear setback from the required 30.38' to 2.0', the east setback from 2.4' to zero (west to be 2.9'), combined side setback from 6.0' to 2.9' for an open stair to access a garage rooftop deck which shall also contain the relocated 225 square feet of relocated rear yard open space.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE



FEB 21 2017
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

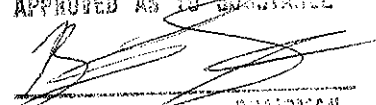
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 20, 2017 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 5, 2017 ; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the rear setback to 2.0', the east setback to zero (west to be 2.9'), combined side setback to 2.9' for an open stair to access a garage rooftop deck which shall also contain the relocated 225 square feet of relocated rear yard open space; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO MERITABLE

CHAIRMAN

ZONING BOARD OF APPEALS
CITY OF CHICAGO

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



FEB 21 2017
CITY OF CHICAGO
ZONING BOARD OF APPEALS

**Knightsbridge Acquisition & Development,
LLC**

APPLICANT

18-17-Z
CALENDAR NUMBER

January 20, 2017
HEARING DATE

3518 W. Wolfram
PREMISES AFFECTED

ACTION OF BOARD

THE VOTE

The application for the variation is approved.

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

Blake Sercye
Sol Flores
Shelia O'Grady
Sam Toia
Amanda Williams

**FINDINGS OF THE ZONING BOARD OF APPEALS
IN THE MATTER OF THE VARIATION APPLICATION FOR 3518 W.
WOLFRAM BY KNIGHTSBRIDGE ACQUISITION & DEVELOPMENT, LLC**

I. BACKGROUND

Knightsbridge Acquisition & Development, LLC (the "Applicant") submitted a variation application for 3518 W. Wolfram (the "subject property"). The subject property is currently zoned B2-2 and is currently vacant. The Applicant proposed to develop the subject property with a four-story building with three residential dwelling units and indoor parking on the ground floor. To permit the proposed development, the Applicant sought a variation to reduce the rear setback from the required 30' to 5'.

II. PUBLIC HEARING

A. The Hearing

The ZONING BOARD OF APPEALS held a public hearing on the Applicant's variation application at its regular meeting held on January 20, 2017, after due notice thereof as provided under Section 17-13-0107-B of the Chicago Zoning Ordinance and by publication in the *Chicago Sun-Times*. In accordance with the ZONING BOARD OF APPEALS' Rules of Procedure, the Applicant had submitted its proposed Findings of Fact. The Applicant's manager Mr. Zlatko Pehar and its attorney Ms. Tyler Manic were present. The Applicant's architect Mr. Ivan Kutlesa was also present. Testifying in

APPROVED AS TO SUBSTANCE

CHAIRMAN

opposition to the application was Mr. James Doran. The statements and testimony given during the public hearing were given in accordance with the ZONING BOARD OF APPEALS' Rules of Procedure.

The Applicant presented the lay testimony of Mr. Zlatko Pehar, manager of the Applicant. Mr. Pehar testified that the Applicant's application met all the standards for a variation.

Mr. James Doran, of 3525 W. Wolfram, testified in opposition to the application. His opposition stemmed from his belief that the Applicant's proposed development was out of character with the neighborhood.

The Applicant presented the expert testimony of Mr. Ivan Kutlesa, its architect. Mr. Kutlesa testified as to why the Applicant needed the variation. He further testified how the Applicant's proposed development was not out of character with the neighborhood.

B. Criteria for a Variation

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

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

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

to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; and (6) the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.

III. FINDINGS OF FACT.

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

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

The subject property measures 51' wide by only 56' deep. If the Applicant had to strictly comply with the regulations and standards of the Chicago Zoning Ordinance, this short lot depth would create practical difficulties or particular hardships for the subject property.

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

The requested variation maintains a range of housing choices and options. It also accommodates growth and development.

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

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

Due to the short lot depth of only 56', the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of the Chicago Zoning Ordinance. In fact, if the Applicant were required to adhere to the 30' rear setback, the Applicant would only be able to build a 20' deep building, which would be the depth of a standard garage for a single-family home.

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

The short lot depth of only 56' is not generally applicable to similarly situated property. The rest of the lots on Wolfram have longer lot depths, allowing for regular development.

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

The proposed development is designed to be consistent with its B2-2 zoning in terms of height, floor area and density. The proposed development is also designed to be consistent with its neighboring buildings on Milwaukee Avenue. The proposed development is also consistent with the neighboring buildings on Wolfram. For instance, directly across the street from the subject property is a four-story, all-brick residential building. Further, the proposed development will not project any further northwest than any of the existing improvements on Wolfram. In fact, due to the short lot depth, the proposed development will fall below the average standards of volume and density with respect to development on Wolfram.

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

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

The short lot depth of 56' severely limits what can be built on the subject property. As noted above, if the Applicant were required to adhere to the 30' rear setback, the Applicant would only be able to build a 20' deep building, which would be the depth of a standard garage for a single-family home.

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

The subject property has a B2-2 zoning classification. A short lot depth of 56' is not applicable, generally, to other property with a B2-2 zoning classification.

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

The variation is not based exclusively upon a desire to make more money out of the property but rather a desire to build a functional building on the subject property. The 5' rear setback is necessary to create a viable floor plan for residential units.

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

The Applicant did not create the short lot depth of 56'.

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

As noted above, the proposed development is designed to be consistent with its B2-2 zoning in terms of height, floor area and density. The proposed development is also designed to be consistent with its neighboring buildings on Milwaukee Avenue. The proposed development is also consistent with the neighboring buildings on Wolfram. For instance, directly across the street from the subject property is a for-story, all brick residential building. Further, the proposed development will not project any further northwest than any of the existing improvements on Wolfram. In fact, due to the short lot depth, the proposed development will fall below the average standards of volume and density with respect to development on Wolfram.

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

The variation will not impair an adequate supply of light and air to adjacent property as the rear setback will be consistent with other rear setbacks on Wolfram. The variation will not substantially increase the congestion in the public streets because the Applicant will be providing two parking spots per residential unit. The variation will also not increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values in the neighborhood.

IV. CONCLUSION

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

The ZONING BOARD OF APPEALS hereby approves the Applicant's application for variation, and the Zoning Administrator is authorized to permit said variation.

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

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

APPLICANT: 1532 Chicago, LLC

CAL NO.: 19-17-Z

APPEARANCE FOR: Meg George

MINUTES OF MEETING:
January 20, 2017

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1532 W. Chicago Avenue

NATURE OF REQUEST: Application for a variation to reduce the required off-street parking from four spaces to three for a revision to an attached garage on an existing retail and eight dwelling unit building.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE



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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 20, 2017 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 5, 2017 ; and

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

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Belmont Building, LLC

CAL NO.: 20-17-S

APPEARANCE FOR: Nick Ftikas

MINUTES OF MEETING:
January 20, 2017

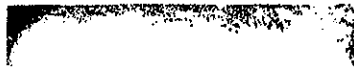
APPEARANCE AGAINST: None

PREMISES AFFECTED: 2114 W. Belmont Avenue

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

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE



FEB 21 2017

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
		X
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 20, 2017 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 5, 2017 ; and

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

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The development is consistent with the design and layout of the plans dated July 16, 2016, prepared by MC and Associates, LLC.

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Paola Paganelli

CAL NO.: 21-17-Z

APPEARANCE FOR: Nick Ftikas

MINUTES OF MEETING:
January 20, 2017

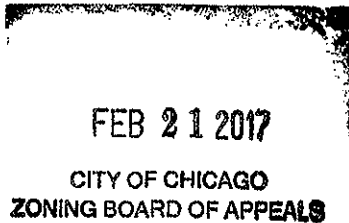
APPEARANCE AGAINST: None

PREMISES AFFECTED: 5020 W. Berenice Avenue

NATURE OF REQUEST: Application for a variation to reduce the west setback from the required 2.56' to 0.7' (east to be 9.2') for a proposed second floor addition, a rear two-story addition and a rear open stair and landing to the existing three- story single family residence.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE



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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
		X
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 20, 2017 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 5, 2017 ; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the west setback to 0.7' (east to be 9.2') for a proposed second floor addition, a rear two-story addition and a rear open stair and landing to the existing three- story single family residence; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

A large, stylized handwritten signature in black ink, located in the bottom right corner of the page.

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

APPLICANT: Hyde Park Vineyard Contemporary Church, an Illinois NFP CAL NO.: 22-17-S

APPEARANCE FOR: Lenny Asaro

MINUTES OF MEETING:
January 20, 2017

APPEARANCE AGAINST: None

PREMISES AFFECTED: 936 E. 54th Street

NATURE OF REQUEST: Application for a special use to establish a fourteen space off-site parking lot to serve the religious assembly located at 5333 S. Greenwood Avenue

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE



FEB 21 2017
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
RECUSED		
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 20, 2017 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 5, 2017 ; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a fourteen space off-site parking lot to serve the religious assembly located at 5333 S. Greenwood 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; 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: James Cox DBA P.J.'s Salon

CAL NO.: 23-17-S

APPEARANCE FOR: Nick Ftikas

MINUTES OF MEETING:
January 20 , 2017

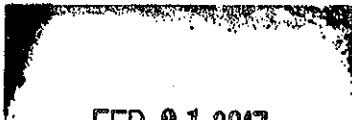
APPEARANCE AGAINST: None

PREMISES AFFECTED: 739-41 S. Pulaski Road

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

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE



CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
		X
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 20 , 2017 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 5, 2017; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a barber shop 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: Bintang B. Bah

CAL NO.: 24-17-S

APPEARANCE FOR: Same as applicant

MINUTES OF MEETING:
January 20, 2017

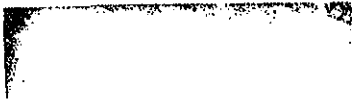
APPEARANCE AGAINST: None

PREMISES AFFECTED: 1153 N. Pulaski Road

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

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE



FEB 21 2017

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
		X
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 20, 2017 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 5, 2017; and

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

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

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

APPROVED AS CHAIRMAN

CHAIRMAN

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

APPLICANT: Arista Holdings, Inc.

CAL NO.: 25-17-S

APPEARANCE FOR: Sylvia Michas

MINUTES OF MEETING:
January 20, 2017

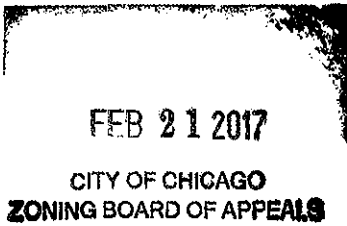
APPEARANCE AGAINST: None

PREMISES AFFECTED: 19 S. Morgan Street

NATURE OF REQUEST: Application for a special use to establish a liquor store.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE



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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
		X
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 20, 2017 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 5, 2017 ; and

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

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The development is consistent with the design and layout of the plans dated January 20, 2017, prepared by D. Xenos and Associates, LTD.

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

APPROVED AS TO CORRECTNESS

CHAIRMAN

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

APPLICANT: Sustainabuild, LLC- 1512 Chestnut Series **CAL NO.:** 26-17-Z

APPEARANCE FOR: Mark Kupiec **MINUTES OF MEETING:**
January 20, 2017

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1512 W. Chestnut Street

NATURE OF REQUEST: Application for a variation to reduce the rear setback from the required 38'-4" to 22' for an open stair to access the proposed garage rooftop deck which shall also contain the relocated rear yard open space.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

FEB 21 2017
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 20, 2017 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 5, 2017 ; and

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

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: BR 19th, LLC, Boise Trading Co. LLC., District 18 Two, LLC as TIC CAL NO.: 27-17-S

APPEARANCE FOR: Rolando Acosta

MINUTES OF MEETING:
January 20, 2017

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1965 N. Milwaukee Avenue

NATURE OF REQUEST: Application for a special use to reduce the required parking from twenty-six spaces to zero for the proposed re-development of an existing two-story building to a transit served location building with ground floor retail, four dwelling units, and sixteen efficiency units.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

FEB 21 2017
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		
X		

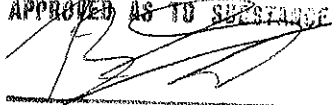
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 20, 2017 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 5, 2017 ; and

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

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The development is consistent with the design and layout of the plans dated August 9, 2016, prepared by Moss Architects.

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Hairbyner Inc.

CAL NO.: 28-17-S

APPEARANCE FOR: Sara Barnes

MINUTES OF MEETING:
January 20, 2017

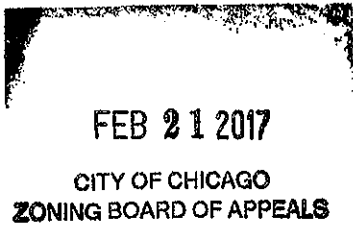
APPEARANCE AGAINST: None

PREMISES AFFECTED: 3637 N. Harlem Avenue

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

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE



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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 20, 2017 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 5, 2017 ; and

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

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Waxon, LLC-Ada Division

CAL NO.: 29-17-Z

APPEARANCE FOR:

MINUTES OF MEETING:
January 20, 2017

APPEARANCE AGAINST:

PREMISES AFFECTED: 9 N. Ada Street

NATURE OF REQUEST: Application for a variation to reduce the north setback from the required 2.0' to zero (south to be zero), the combined side setback from 4.3' to zero for a proposed stair to access a proposed garage roof top deck.

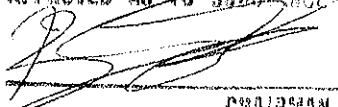
ACTION OF BOARD-
CASE CONTINUED TO FEBRUARY 17, 2017

THE VOTE

FEB 21 2017
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: 1942 N Sedgwick, LLC

CAL NO.: 30-17-Z

APPEARANCE FOR: Thomas Moore

MINUTES OF MEETING:
January 20, 2017

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1942 N. Sedgwick Street

NATURE OF REQUEST: Application for a variation to reduce the rear setback from the required 36'-11" to 18'-10", the north setback from 2' to zero, south from 2' to zero, combined side setback from 4'-8" to zero for a proposed open stair/ bridge to access a proposed garage roof top deck which shall also contain the relocated rear yard open space.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

FEB 21 2017
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		


THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 20, 2017 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 5, 2017; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the rear setback to 18'-10", the north setback to zero, south to zero, combined side setback to zero for a proposed open stair/ bridge to access a proposed garage roof top deck which shall also contain the relocated rear yard open space; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: 927 W Irving, Inc.

CAL NO.: 31-17-Z

APPEARANCE FOR: Thomas Moore

MINUTES OF MEETING:
January 20, 2017

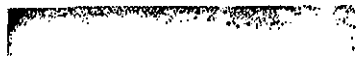
APPEARANCE AGAINST: None

PREMISES AFFECTED: 927-31 W. Irving Park Road

NATURE OF REQUEST: Application for a variation to reduce the rear setback from the required 30' to 22.29' for a proposed five-story, twenty-eight dwelling unit building with indoor parking.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE



FEB 21 2017
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 20, 2017 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 5, 2017 ; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the rear setback to 22.29' for a proposed five-story, twenty-eight dwelling unit building with indoor parking; an additional variation was also granted to the subject site in Cal. No. 32-17-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: 927 W. Irving Park Road

CAL NO.: 32-17-Z

APPEARANCE FOR: Thomas Moore

MINUTES OF MEETING:
January 20, 2017

APPEARANCE AGAINST: None

PREMISES AFFECTED: 927-31 W. Irving Park Road

NATURE OF REQUEST: Application for a variation to eliminate the one required loading berth for a proposed five-story, twenty-eight dwelling unit building with indoor parking.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

FEB 21 2017
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 20, 2017 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 5, 2017; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to eliminate the one required loading berth for a proposed five-story, twenty-eight dwelling unit building with indoor parking; an additional variation was also granted to the subject site in Cal. No. 31-17-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: 360-66 Superior, LLC

CAL NO.: 33-17-S

APPEARANCE FOR:

MINUTES OF MEETING:
January 20, 2017

APPEARANCE AGAINST:

PREMISES AFFECTED: 360-66 W. Superior Street

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


ACTION OF BOARD-
CASE CONTINUED TO FEBRUARY 17, 2017

THE VOTE

FEB 21 2017
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT:

Miles Cole

CAL NO.: 34-17-Z

APPEARANCE FOR:

MINUTES OF MEETING:

January 20, 2017

APPEARANCE AGAINST:

PREMISES AFFECTED:

119 W. 111th Place

NATURE OF REQUEST: Application for a variation to reduce the west setback from the required 3.0' to 1.17' (east to be 16.08' and combined side setback to be 17.25') for a proposed rear open deck on the existing three-story single family residence

ACTION OF BOARD-

CASE CONTINUED TO FEBRUARY 17, 2017

THE VOTE

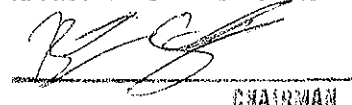
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FEB 21 2017
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: 3 Dogs, LLC

CAL NO.: 35-17-Z

APPEARANCE FOR:

MINUTES OF MEETING:
January 20, 2017

APPEARANCE AGAINST:

PREMISES AFFECTED: 151 W. Schiller Street

NATURE OF REQUEST: Application for a variation to reduce the north and south setback from 4.50' to zero, combined side setback from 11.25' to zero, east setback from 9.53' to zero for a proposed rear two story addition, a third floor addition with an open deck with open decks on the north and east elevation, an open stair to a third floor deck with an attached one car garage with a private roof deck on the north elevation with a front alley.

ACTION OF BOARD-
CASE CONTINUED TO FEBRUARY 17, 2017

THE VOTE

FEB 21 2017
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

APPROVED AS TO SUBSTANCE

[Signature]
CHAIRMAN

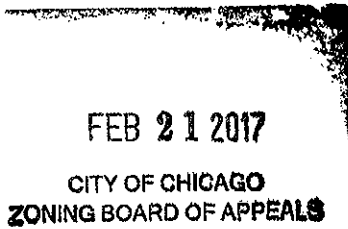
ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: KKL Properties, LLC **CAL NO.:** 36-17-Z
APPEARANCE FOR: Sara Barnes **MINUTES OF MEETING:**
January 20, 2017
APPEARANCE AGAINST: None
PREMISES AFFECTED: 3530 N. Wilton Avenue

NATURE OF REQUEST: Application for a variation to reduce the front setback from the required 8.94' to 3.0', rear setback from 22.35' to 21.0' for a proposed four-story, six dwelling unit building with front open balconies, three rooftop stair enclosures and six unenclosed parking stalls at the rear.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE



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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 20, 2017 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 5, 2017 ; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the front setback to 3.0', rear setback to 21.0' for a proposed four-story, six dwelling unit building with front open balconies, three rooftop stair enclosures and six unenclosed parking stalls at the rear; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that the 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: Lublin Development, LLC

CAL NO.: 37-17-Z

APPEARANCE FOR: Jim Griffin

MINUTES OF MEETING:
January 20, 2017

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2119 W. McLean Avenue

NATURE OF REQUEST: Application for a variation to reduce the rear setback from the required 28.0' to 22.0' for a proposed open stair to access a proposed garage roof top deck.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

FEB 21 2017
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

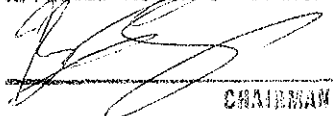
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 20, 2017 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 5, 2017; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the rear setback to 22.0' for a proposed open stair to access a proposed garage roof top deck; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO CORRECTNESS

CHAIRMAN

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

APPLICANT: Susana Marotta

CAL NO.: 38-17-Z

APPEARANCE FOR:

MINUTES OF MEETING:

January 20, 2017

APPEARANCE AGAINST:

PREMISES AFFECTED: 4011 S. Talman Avenue

NATURE OF REQUEST: Application for a variation to increase the non-conforming floor area ratio not to exceed 8.3% of the 2574.1 square feet to 2786.6 square feet for a third floor dormer addition to the existing three-story, three dwelling unit building.

ACTION OF BOARD-
CASE CONTINUED TO FEBRUARY 17, 2017

THE VOTE

FEB 21 2017
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

APPROVED AS TO CONTENTS
[Signature]
CHAIRMAN

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

APPLICANT: Susana Marotta

CAL NO.: 39-17-Z

APPEARANCE FOR:

MINUTES OF MEETING:
January 20, 2017

APPEARANCE AGAINST:

PREMISES AFFECTED: 4011 S. Talman Avenue

NATURE OF REQUEST: Application for a variation to reduce the front setback from the required 13.75' to 13.0', north setback from 2.0' to 1.0' (south to be 3.0') combined side setback from 5.0' to 4.0' for a third floor dormer addition for the existing three-story, three dwelling unit building.

ACTION OF BOARD-
CASE CONTINUED TO FEBRUARY 17, 2017

THE VOTE

FEB 21 2017
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

APPROVED AS TO SUBSTANCE

[Signature]
CHAIRMAN

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

APPLICANT: Susana Marotta

CAL NO.: 40-17-Z

APPEARANCE FOR:

MINUTES OF MEETING:
January 20, 2017

APPEARANCE AGAINST:

PREMISES AFFECTED: 4011 S. Talman Avenue

NATURE OF REQUEST: Application for a variation to increase the permitted height from 30.0' to 30.67' for a proposed third floor dormer addition, for the existing three-story, three dwelling unit building.

ACTION OF BOARD-
CASE CONTINUED TO FEBRUARY 17, 2017

THE VOTE

FEB 21 2017
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE

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

APPLICANT: Dimitar Zahariev

CAL NO.: 41-17-Z

APPEARANCE FOR: Nick Ftikas

MINUTES OF MEETING:
January 20, 2017

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2321 W. Warren Boulevard

NATURE OF REQUEST: Application for a variation to reduce the minimum required lot area from 3,000 square feet to 2,991.84 square feet for the conversion of an existing multi-unit residential building from two dwelling units to three dwelling units, a new rear porch and reconstructed front enclosed porch.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

FEB 21 2017
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 20, 2017 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 5, 2017 ; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the minimum required lot area to 2,991.84 square feet for the conversion of an existing multi-unit residential building from two dwelling units to three dwelling units, a new rear porch and reconstructed front enclosed porch; an additional variation was also granted to the subject site in Cal. No. 42-17-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: Dimitar Zahariev

CAL NO.: 42-17-Z

APPEARANCE FOR: Nick Ftikas

MINUTES OF MEETING:
January 20, 2017

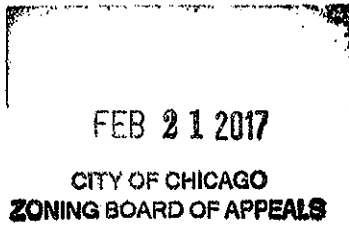
APPEARANCE AGAINST: None

PREMISES AFFECTED: 2321 W. Warren Boulevard

NATURE OF REQUEST: Application for a variation to reduce the rear yard open space from the required 195 square feet to 108 square feet to convert an existing multi-unit residential dwelling unit building from two dwelling units to three dwelling units with a new metal porch and the re-constructed front enclosed porch.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE



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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 20, 2017 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 5, 2017 ; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the rear yard open space from the required 195 square feet to 108 square feet to convert an existing multi-unit residential dwelling unit building from two dwelling units to three dwelling units with a new metal porch and the re-constructed front enclosed porch; an additional variation was also granted in Cal. No. 41-17-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: Ruben Salgado

CAL NO.: 43-17-S

APPEARANCE FOR:

MINUTES OF MEETING:
January 20, 2017

APPEARANCE AGAINST:

PREMISES AFFECTED: 4630 W. Augusta Boulevard

NATURE OF REQUEST: Application for a special use to establish a small venue located in PMD # 9
Planned Manufacturing- Northwest

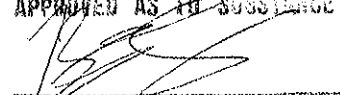
ACTION OF BOARD-
CASE CONTINUED TO FEBRUARY 17, 2017

THE VOTE

FEB 21 2017
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: 3462 N. Lincoln Avenue

CAL NO.: 44-17-Z

APPEARANCE FOR:

MINUTES OF MEETING:
January 20, 2017

APPEARANCE AGAINST:

PREMISES AFFECTED: 3462 N. Lincoln Avenue

NATURE OF REQUEST: Application for a variation to reduce the rear yard setback from the required 30' to 4' on floors containing dwelling units for a proposed four-story building with ground floor retail and eighteen dwelling units above and eight on-site unenclosed parking spaces.

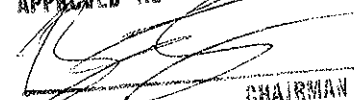
ACTION OF BOARD-
CASE CONTINUED TO FEBRUARY 17, 2017

THE VOTE

FEB 21 2017
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

APPROVED AS TO SUBSTANCE

CHAIRMAN

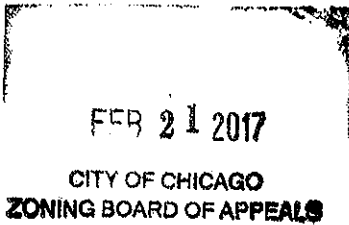
ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Hollis of Palos, LLC-Series 6 Corners **CAL NO.:** 45-17-S
APPEARANCE FOR: Thomas Moore **MINUTES OF MEETING:** January 20, 2017
APPEARANCE AGAINST: None
PREMISES AFFECTED: 4939-45 W. Irving Park Road

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

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE



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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
RECUSED		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 20, 2017 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 5, 2017; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a drive through lane to serve a one-story fast food restaurant; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject; 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: Pan American Bank

CAL NO.: 46-17-S

APPEARANCE FOR:

MINUTES OF MEETING:
January 20, 2017

APPEARANCE AGAINST:

PREMISES AFFECTED: 6232 N. Pulaski Road

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

ACTION OF BOARD-
CASE CONTINUED TO FEBRUARY 17, 2017

THE VOTE

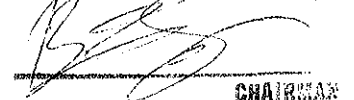
RECEIVED

FEB 21 2017
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: 22 East Elm St. Corp.

CAL NO.: 545-16-Z

APPEARANCE FOR: Sara Barnes

MINUTES OF MEETING:
January 20, 2017

APPEARANCE AGAINST: None

PREMISES AFFECTED: 22 E. Elm Street

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

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

~~XXXXXXXXXXXXXXXXXXXX~~

FEB 21 2017
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 20, 2017 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on November 3, 2016; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the front setback from the required 12.42' to zero and the rear setback from 28.98' to zero for a proposed two-story, single family residence with an attached rear garage; an additional variation was also granted to the subject site in Cal. No. 546-16-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO CONTENTS

CITY CLERK

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

APPLICANT: 22 East Elm St, Corp

CAL NO.: 546-16-Z

APPEARANCE FOR: Sara Barnes

MINUTES OF MEETING:
January 20, 2017

APPEARANCE AGAINST:

PREMISES AFFECTED: 22 E. Elm Street

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

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

FEB 21 2017

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

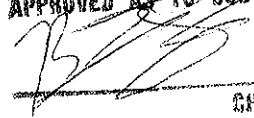
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 20, 2017 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on November 3, 2016; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the rear yard open space from the required 36 square feet to zero for a proposed two-story, single family residence with an attached rear garage; an additional variation was also granted in Cal. No. 545-16-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
121 North LaSalle Street
Chicago, Illinois 60602
TBL: (312) 744-3888



FEB 21 2017
CITY OF CHICAGO
ZONING BOARD OF APPEALS

Saif Jaber

APPLICANT

569-16-S
CALENDAR NUMBER

3110-12 W. Devon Avenue

PREMISES AFFECTED

January 20, 2017

HEARING DATE

ACTION OF BOARD

THE VOTE

The application for the special use is approved subject to the condition specified below.

Blake Sercye
Sol Flores
Shelia O'Grady
Sam Toia
Amanda Williams

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

**FINDINGS OF THE ZONING BOARD OF APPEALS
IN THE MATTER OF THE SPECIAL USE APPLICATION FOR 3110-12 W.
DEVON AVENUE BY SAIF JABER**

I. BACKGROUND

Saif Jaber (the "Applicant") submitted a special use application for 3110-12 W. Devon Avenue (the "subject property"). The subject property is currently zoned B3-2 and is improved with two store fronts that are part of an existing strip shopping center. The Applicant sought a special use to permit the establishment of a secondhand valuable objects dealer at the subject property. In accordance with Section 17-13-0903 of the Chicago Zoning Ordinance, the Zoning Administrator of the City's Department of Planning and Development ("Department") recommended approval of the proposed secondhand valuable objects dealer provided that the use is clearly incidental and accessory to the use of the existing jewelry store at the subject property.

II. PUBLIC HEARING

A. The Hearing

The ZONING BOARD OF APPEALS held a public hearing on the Applicant's special use and variation applications at its regular meeting held on January 20, 2017, after due notice thereof as provided under Section 17-13-0107-B of the Chicago Zoning Ordinance and as continued without further notice as provided under Section 17-13-108-A of the Chicago Zoning Ordinance and by publication in the *Chicago Sun-Times*. In

Approved as to Form: [Signature]
[Signature]
[Signature]

accordance with the ZONING BOARD OF APPEALS' Rules of Procedure, the Applicant had submitted its proposed Findings of Fact. The Applicant Mr. Saif Jaber and his attorney Mr. John Pikarski were present. Also present on behalf of the Applicant was the Applicant's expert witness Mr. Nicholas Cortesi. Testifying in opposition to the application was Ms. Shelly Lyon, administrative assistant to Alderman Silverstein. The statements and testimony given during the public hearing were given in accordance with the ZONING BOARD OF APPEALS' Rules of Procedure.

The Applicant presented the lay testimony of Mr. Saif Jaber. Mr. Saif Jaber testified as to his qualifications as a jeweler. He further testified as to the business operations of his existing jewelry store at the subject property as well as the reasons why his business model required the requested special use.

The Applicant presented the expert testimony of Mr. Nicholas Cortesi, his certified appraiser. Mr. Cortesi testified as to how the Applicant's special use application met all the standards for a special use.

Ms. Shelly Lyon, administrative assistant to Alderman Silverstein, presented a letter of objection to the application from Alderman Silverstein. Alderman Silverstein's objections to the application stemmed from her belief that the application was not in the best interest of the neighborhood.

B. Criteria for a Special Use

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

III. FINDINGS OF FACT

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

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

Subject to the proposed special use, the proposed establishment of a secondhand valuable objects dealer complies with all applicable standards of the Chicago Zoning Ordinance.

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

Many of the Applicant's customers would like to exchange their old gold jewelry and coins for new gold jewelry and coins. In fact, the Applicant believes that the establishment of a secondhand valuable objects dealer will increase the Applicant's existing business by one-third. The proposed special use will be located within the Applicant's existing jewelry store. The subject property is a portion of an existing strip shopping center, and this part of Devon Avenue is filled with multi-tenant, mixed-use buildings. The Applicant has a robust security system, and there are six other existing jewelry stores on Devon with a secondhand valuable objects dealer license.

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

As noted above, the surrounding area is filled with multi-tenant mixed use buildings. The proposed special use will be located within the Applicant's existing jewelry store.

- 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 noted above, the surrounding area is filled with multi-tenant mixed use buildings. The proposed special use will be located within the Applicant's existing jewelry store and will have identical operating characteristics as the existing store.

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

The proposed special use will be located in the Applicant's existing store and therefore will not require any additional curb cuts. Further, the Applicant has four existing outdoor cameras.

IV. CONCLUSION

For all of these reasons, the ZONING BOARD OF APPEALS finds that the Applicant has proved its case by evidence, testimony and the entire record, including the Applicant's proposed Findings of Fact, covering the specific criteria for a special use pursuant to Sections 17-13-0905-A Chicago Zoning Ordinance.

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

1. The special use shall be clearly incidental and accessory to the use of the existing jewelry store.

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: The Herbert F. Ballard Foundation

CAL NO.: 598-16-S

APPEARANCE FOR: Malcom Brown

MINUTES OF MEETING:
January 20, 2017

APPEARANCE AGAINST: None

PREMISES AFFECTED: 176 N. Leclair Avenue

NATURE OF REQUEST: Application for a special use to establish a proposed transitional residence

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

FEB 21 2017

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 20, 2017 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on December 1, 2016 ; and

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

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

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

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Debby Tsao

CAL NO.: 603-16-Z

APPEARANCE FOR:

MINUTES OF MEETING:
January 20, 2017

APPEARANCE AGAINST:

PREMISES AFFECTED: 1113-19 S. Loomis Street

NATURE OF REQUEST: Application for a variation to reduce the south setback from the required 5' to 4.21', the combined side setback from 10.8' to 4.21' for the subdivision of an existing zoning lot into two zoning lots. The existing multi-unit residence at 1113-15 S. Loomis will remain.

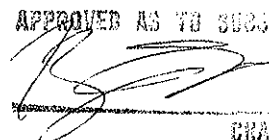
ACTION OF BOARD-
CASE CONTINUED TO MARCH 17, 2017

THE VOTE

FEB 21 2017
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Debby Tsao

CAL NO.: 604-16-Z

APPEARANCE FOR:

MINUTES OF MEETING:
January 20, 2017

APPEARANCE AGAINST:

PREMISES AFFECTED: 1119 S. Loomis Street

NATURE OF REQUEST: Application for a variation to reduce the north setback from the required 4.9' to 4.0', the south setback from 5' to 2', the combined side setback from 9.8' to 6', the front setback from Loomis street from 9' to 3.67' for a proposed three-story, three dwelling unit building with parking located on the ground floor.

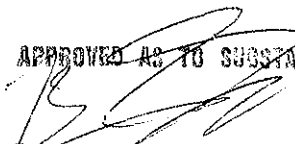
ACTION OF BOARD-
CASE CONTINUED TO JANUARY 20, 2017

THE VOTE

FEB 21 2017
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Debby Tsao

CAL NO.: 605-16-Z

APPEARANCE FOR:

MINUTES OF MEETING:
January 20, 2017

APPEARANCE AGAINST:

PREMISES AFFECTED: 1119 S. Loomis Street

NATURE OF REQUEST: Application for a variation to to reduce the required rear yard open space from the required 238.87 square feet to zero for a proposed three-story, three dwelling unit building with parking located on the ground floor.

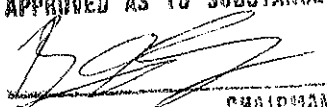
ACTION OF BOARD-
CASE CONTINUED TO JANUARY 20, 2017

THE VOTE

FEB 21 2017
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Dalisa G. Arellano DBA/ Sky Day Spa, Inc.

CAL NO.: 607-16-S

APPEARANCE FOR: John R. Mc Culloh

MINUTES OF MEETING:
January 20, 2017

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1716 W. Lawrence Avenue

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

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

FEB 21 2017
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
RECUSED		
		X
X		
X		

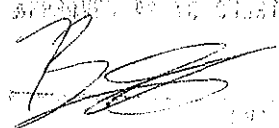
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 20, 2017 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on December 1, 2016 ; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a 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 BY THE CLERK


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

APPLICANT: 2605 W. Armitage

CAL NO.: 622-16-S

APPEARANCE FOR: Nicholas Ftikas

MINUTES OF MEETING:

January 20, 2017

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2605 W. Armitage

NATURE OF REQUEST: Application for a special use to permit the establishment of a residential use below the second floor for a one and two-story brick commercial building being converted to a single family residence.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

MAR 20 2017
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

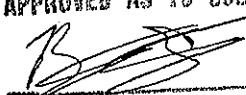
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting on January 20, 2017 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on December 1, 2016; and

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

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

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

APPROVED AS TO SUBSTANCE

CHAIRPERSON

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

APPLICANT: Iglesia de Dios Alfa y Omega

CAL NO.: 639-16-S

APPEARANCE FOR: Nick Ftikas

MINUTES OF MEETING:
January 20, 2017

APPEARANCE AGAINST: None

PREMISES AFFECTED: 6540 W. Diversey Avenue

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

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

FEB 21 2017
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

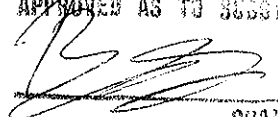
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 20, 2017 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on December 1, 2016 ; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a religious assembly at the subject site; a variation to reduce the required parking was also granted to the subject site in Cal. No. 640-16-Z; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The design and layout of the plans dated August 31, 2016, prepared by PMPC Architects.

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Iglesia de Dios Alfa y Omega

CAL NO.: 640-16-Z

APPEARANCE FOR: Nick Ftikas

MINUTES OF MEETING:
January 20, 2017

APPEARANCE AGAINST: None

PREMISES AFFECTED: 6540 W. Diversey Avenue

NATURE OF REQUEST: Application for a variation to reduce the required parking by no more than 20% from eighteen spaces to fifteen spaces.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

FEB 21 2017
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

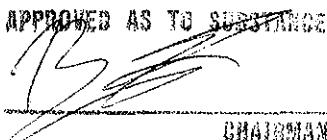
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 20, 2017 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on December 1, 2016 ; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the required parking by no more than 20% from eighteen spaces to fifteen spaces; a special use was also granted to the subject site to establish a religious assembly in Cal. No. 639-16-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