

ZBA
RESOLUTIONS
MAY 18, 2018

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

APPLICANT: Michael Neims

CAL NO.: 205-18-Z

APPEARANCE FOR: John Pikarski

MINUTES OF MEETING:

May 18, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1467 W. Summerdale Avenue

NATURE OF REQUEST: Application for a variation to reduce the rear setback from the required 37.61' to 2', east setback from 2' to zero (west to be zero), combined side setback from 5' to zero for a proposed bridge connection to a proposed garage roof deck that will serve a three story building.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE



JUN 18 2018

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

| AFFIRMATIVE | NEGATIVE | ABSENT |
|-------------|----------|--------|
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RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 18, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on May 4, 2018; and

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

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

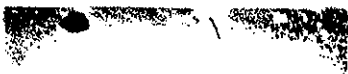
ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: 1907 Schiller, LLC **CAL NO.:** 206-18-Z
APPEARANCE FOR: E. Daniel Box / Nicholas Ftikas **MINUTES OF MEETING:**
May 18, 2018
APPEARANCE AGAINST: None
PREMISES AFFECTED: 1907 W. Schiller Avenue

NATURE OF REQUEST: Application for a variation to reduce the front setback from the required 11.4' to 5', the rear setback from 15.46' to zero, west setback from 5' to 0.42' (east to be 4.88'), combined side setback from 10' to 5.3' for a proposed three- story, three dwelling unit building with side open porch and one and two car garage.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE



JUN 18 2018

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

| AFFIRMATIVE | NEGATIVE | ABSENT |
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THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 18, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on May 4, 2018; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the front setback to 5', the rear setback to zero, west setback to 0.42' (east to be 4.88'), combined side setback to 5.3' for a proposed three- story, three dwelling unit building with side open porch and one and two car garage; two additional variations were granted to the subject property in Cal. Nos. 207-18-Z and 208-18-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: 1907 Schiller, LLC **CAL NO.:** 207-18-Z
APPEARANCE FOR: E. Daniel Box / Nicholas Ftikas **MINUTES OF MEETING:**
May 18, 2018
APPEARANCE AGAINST: None
PREMISES AFFECTED: 1907 W. Schiller Avenue

NATURE OF REQUEST: Application for a variation to reduce the rear yard open space from the required 263.11 square feet to zero for a proposed three-story, three dwelling unit building with side open porch and 1 and 2 car garage.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

JUN 18 2018
CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
 SHAINA DOAR
 SOL FLORES
 SAM TOIA
 AMANDA WILLIAMS

| AFFIRMATIVE | NEGATIVE | ABSENT |
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THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 18, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on May 4, 2018; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the rear yard open space to zero for a proposed three-story, three dwelling unit building with side open porch and 1 and 2 car garage; two additional variations were granted to the subject property in Cal. Nos. 206-18-Z and 208-18-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: 1907 Schiller, LLC **CAL NO.:** 208-18-Z
APPEARANCE FOR: E. Daniel Box / Nicholas Ftikas **MINUTES OF MEETING:**
May 18, 2018
APPEARANCE AGAINST: None
PREMISES AFFECTED: 1911 W. Schiller Avenue*

NATURE OF REQUEST: Application for a variation to reduce the front setback on Evergreen Avenue from the required 11.4' to 0.5', the required setback from the front property line on W. Evergreen to prevent obstruction of the sidewalk by parked cars from 20' to 0.5', west setback from 3.68' to 2' (east to be 3') combined side setback from 9.2' to 5' for a proposed three-story, four dwelling unit building with rooftop stair enclosure and a detached four car garage on a through lot.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

JUN 25 2018
 CITY OF CHICAGO
 ZONING BOARD OF APPEALS

BLAKE SERCYE
 SHAINA DOAR
 SOL FLORES
 SAM TOIA
 AMANDA WILLIAMS

| AFFIRMATIVE | NEGATIVE | ABSENT |
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THE RESOLUTION:

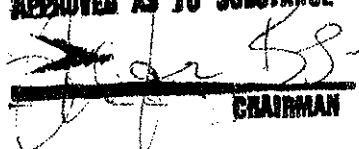
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 18, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on May 4, 2018; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the front setback on Evergreen Avenue to 0.5', the required setback from the front property line on W. Evergreen to prevent obstruction of the sidewalk by parked cars to 0.5', west setback to 2' (east to be 3') combined side setback to 5' for a proposed three-story, four dwelling unit building with rooftop stair enclosure and a detached four car garage on a through lot; two additional variations were granted to the subject property in Cal. Nos. 206-18-Z and 207-18-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

*Scrivener's error.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: ME Wentworth, LLC

CAL NO.: 209-18-S

APPEARANCE FOR: Mark Kupiec

MINUTES OF MEETING:
May 18, 2018

APPEARANCE AGAINST: None

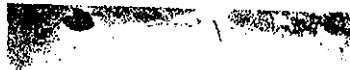
PREMISES AFFECTED: 2353 S. Wentworth Avenue

NATURE OF REQUEST: Application for a special use to establish a one hundred sixty-eight room hotel within a proposed four-story addition and ground floor of an existing two-story mixed use building.

ACTION OF BOARD-

Continued to June 15, 2018 at 2:00 p.m.

THE VOTE

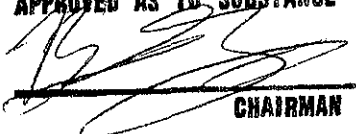


JUN 18 2018

CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

| AFFIRMATIVE | NEGATIVE | ABSENT |
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APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: ME Wentworth, LLC

CAL NO.: 210-18-Z

APPEARANCE FOR: Mark Kupiec

MINUTES OF MEETING:
May 18, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2353 S. Wentworth Avenue

NATURE OF REQUEST: Application for a variation to eliminate the one required 10' x 50' loading berth for a proposed four story addition for an existing one hundred sixty-eight room hotel on to an existing two-story, mixed use building.

ACTION OF BOARD-
Continued to June 15, 2018 at 2:00 p.m.

THE VOTE

JUN 18 2018
CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

| AFFIRMATIVE | NEGATIVE | ABSENT |
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APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Loyal Enterprises, LLC

CAL NO.: 211-18-S

APPEARANCE FOR: Same as Applicant

MINUTES OF MEETING:
May 18, 2018

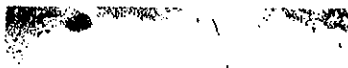
APPEARANCE AGAINST: None

PREMISES AFFECTED: 1507 W. 51st Street

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

**ACTION OF BOARD-
APPLICATION APPROVED**

THE VOTE



JUN 18 2018

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

| AFFIRMATIVE | NEGATIVE | ABSENT |
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THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held May 18, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on May 4, 2018; and

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

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

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

APPROVED AS TO SUBSTANCE



CHAIRMAN

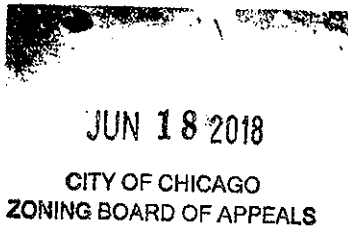
ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Fauzia Khan **CAL NO.:** 212-18-Z
APPEARANCE FOR: Mark Kupiec **MINUTES OF MEETING:**
May 18, 2018
APPEARANCE AGAINST: None
PREMISES AFFECTED: 1802 N. Mozart St.

NATURE OF REQUEST: Application for a variation to reduce the rear setback from the required 28' to 21.8" south setback from 2' to zero for a proposed rear open stair to access a proposed rooftop deck with open pergola and trellis wall on the existing garage.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE



JUN 18 2018
CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

| AFFIRMATIVE | NEGATIVE | ABSENT |
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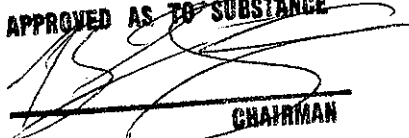
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 18, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on May 4, 2018; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the rear setback to 21.8" south setback to zero for a proposed rear open stair to access a proposed rooftop deck with open pergola and trellis wall on the existing garage; an additional variation was granted to the subject property in Cal. No. 213-18-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Fauzia Khan
APPEARANCE FOR: Mark Kupiec
APPEARANCE AGAINST: None
PREMISES AFFECTED: 1802 N. Mozart St.

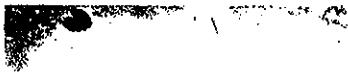
CAL NO.: 213-18-Z

MINUTES OF MEETING:
May 18, 2018

NATURE OF REQUEST: Application for a variation to relocate the rear yard open space to the proposed garage rooftop deck which will have an open stair for access, an open pergola and trellis wall on the existing garage.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE



JUN 18 2018
CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

| AFFIRMATIVE | NEGATIVE | ABSENT |
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THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 18, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on May 4, 2018; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to relocate the rear yard open space to the proposed garage rooftop deck which will have an open stair for access, an open pergola and trellis wall on the existing garage; an additional variation was granted to the subject property in Cal. No. 212-18-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Crystal George

CAL NO.: 214-18-S

APPEARANCE FOR: Thomas Moore

MINUTES OF MEETING:
May 18, 2018

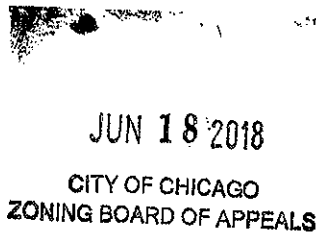
APPEARANCE AGAINST: None

PREMISES AFFECTED: 2211 N. Cicero Avenue

NATURE OF REQUEST: Application for a special use to establish a fortune telling service.

**ACTION OF BOARD-
APPLICATION APPROVED**

THE VOTE


JUN 18 2018
CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

| AFFIRMATIVE | NEGATIVE | ABSENT |
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THE RESOLUTION:

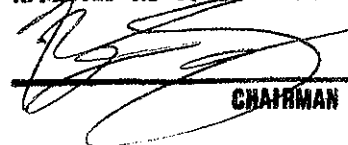
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 18, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on May 4, 2018; and

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

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

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: Christine Johnson

CAL NO.: 215-18-S

APPEARANCE FOR: Same as Applicant

MINUTES OF MEETING:
May 18, 2018

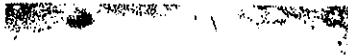
APPEARANCE AGAINST: None

PREMISES AFFECTED: 2145 W. 95th Street

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

**ACTION OF BOARD-
APPLICATION APPROVED**

THE VOTE



JUN 18 2018

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

| AFFIRMATIVE | NEGATIVE | ABSENT |
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THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held May 18, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on May 4, 2018; and

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

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

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

APPROVED, AS TO SUBSTANCE

Blake Servey
CHAIRMAN

Ca

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

APPLICANT: Ankeedo Qassada
APPEARANCE FOR: Same as Applicant
APPEARANCE AGAINST: None
PREMISES AFFECTED: 2024 W. Montrose

CAL NO.: 216-18-S

MINUTES OF MEETING:
May 18, 2018

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

**ACTION OF BOARD-
APPLICATION APPROVED**

THE VOTE

JUN 18 2018
CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

| AFFIRMATIVE | NEGATIVE | ABSENT |
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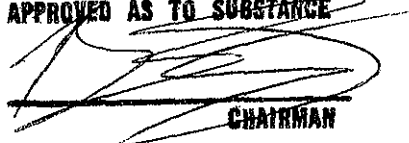
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 18, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on May 4, 2018; and

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

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

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: 2357 Chase, LLC

CAL NO.: 217-18-S

PEARANCE FOR: Paul Kolpak

MINUTES OF MEETING:
May 18, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2357 W. Chase Avenue

NATURE OF REQUEST: Application for a special use to establish residential use below the second floor to convert a one and three story building to a four dwelling unit building.

**ACTION OF BOARD-
APPLICATION APPROVED**

THE VOTE



JUN 18 2018
CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

| AFFIRMATIVE | NEGATIVE | ABSENT |
|-------------|----------|--------|
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THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held May 18, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on May 4, 2018; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish residential use below the second floor to convert a one and three story building to a four dwelling unit building; a variation was also granted to the subject property in Cal. No. 218-18-Z; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): provided the special use is issued solely to the applicant provided the development is consistent with the design and layout of the plans and drawings dated November 10, 2017, prepared by Lorin Murariu Architect.

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: 2357 Chase, LLC **CAL NO.:** 218-18-Z
APPEARANCE FOR: Paul Kolpak **MINUTES OF MEETING:**
May 18, 2018
APPEARANCE AGAINST: None
PREMISES AFFECTED: 2357 W. Chase Avenue

NATURE OF REQUEST: Application for a variation to reduce the required parking from two parking stalls to one parking stall to convert an existing one and three story building to a four dwelling unit building.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

JUN 18 2018
 CITY OF CHICAGO
 ZONING BOARD OF APPEALS

BLAKE SERCYE
 SHAINA DOAR
 SOL FLORES
 SAM TOIA
 AMANDA WILLIAMS

| AFFIRMATIVE | NEGATIVE | ABSENT |
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THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 18, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on May 4, 2018; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the required parking from two parking stalls to one parking stall to convert an existing one and three story building to a four dwelling unit building; a special use was also granted to the subject property in Cal. No. 217-18-S; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: 1325 Wicker Park, LLC

CAL NO.: 219-18-Z

APPEARANCE FOR: Katriina McGuire

MINUTES OF MEETING:
May 18, 2018

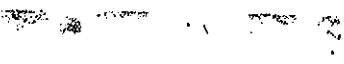
APPEARANCE AGAINST: None

PREMISES AFFECTED: 1327 Wicker Park Avenue

NATURE OF REQUEST: Application for a variation to reduce the rear setback from the required 24' to 7.33', south setback from 2' to zero (north to be 3'), combined side setback from 5' to 3' for a proposed three-story, three dwelling unit building with open porch, rear balconies and an attached two car garage.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE


JUN 18 2018
 CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
 SHAINA DOAR
 SOL FLORES
 SAM TOIA
 AMANDA WILLIAMS

| AFFIRMATIVE | NEGATIVE | ABSENT |
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THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 18, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on May 4, 2018; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the rear setback to 7.33', south setback to zero (north to be 3'), combined side setback to 3' for a proposed three-story, three dwelling unit building with open porch, rear balconies and an attached two car garage; two additional variations were granted to the subject property in Cal. Nos. 220-18-Z and 221-18-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: 1325 Wicker Park, LLC

CAL NO.: 220-18-Z

APPEARANCE FOR: Katriina McGuire

MINUTES OF MEETING:
May 18, 2018

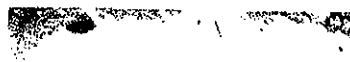
APPEARANCE AGAINST: None

PREMISES AFFECTED: 1327 Wicker Park Avenue

NATURE OF REQUEST: Application for a variation to reduce the rear yard open space from the required 108 square feet to zero for a proposed three-story, three dwelling unit building with side open porch, rear balconies and an attached two-car garage.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE



JUN 18 2018
CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

| AFFIRMATIVE | NEGATIVE | ABSENT |
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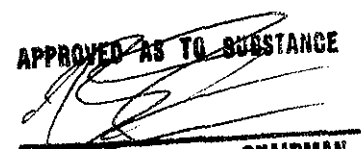
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 18, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on May 4, 2018; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the rear yard open space to zero for a proposed three-story, three dwelling unit building with side open porch, rear balconies and an attached two-car garage; two additional variations were granted to the subject property in Cal. Nos. 219-18-Z and 221-18-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: 1325 Wicker Park, LLC

CAL NO.: 221-18-Z

APPEARANCE FOR: Katriina McGuire

MINUTES OF MEETING:
May 18, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1327 Wicker Park Avenue

NATURE OF REQUEST: Application for a variation to reduce the parking requirement from three stalls to two stalls for a proposed three-story, three dwelling unit building with side open porch, rear balconies and an attached two car garage.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

JUN 18 2018
CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

| AFFIRMATIVE | NEGATIVE | ABSENT |
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THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 18, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on May 4, 2018; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the parking requirement from three stalls to two stalls for a proposed three-story, three dwelling unit building with side open porch, rear balconies and an attached two car garage; two additional variations were granted to the subject property in Cal. Nos. 219-18-Z and 220-18-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

~~APPROVED AS TO SUBSTANCE~~

CHAIRMAN

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

APPLICANT: Sunset Woods Development

CAL NO.: 222-18-Z

PEARANCE FOR: Sara Barnes

MINUTES OF MEETING:
May 18, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1615 W. Irving Park Road

NATURE OF REQUEST: Application for a variation to reduce the rear setback from the required 30' to 10' on floors containing dwelling units for a proposed four story, six dwelling unit building with first floor retail and interior parking for six vehicles.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

JUN 18 2018
CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

| AFFIRMATIVE | NEGATIVE | ABSENT |
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THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 18, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on May 4, 2018; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the rear setback to 10' on floors containing dwelling units for a proposed four story, six dwelling unit building with first floor retail and interior parking for six vehicles; 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: Shamika Hall dba The QueenMek Collection

CAL NO.: 223-18-S

APPEARANCE FOR: Same as Applicant

MINUTES OF MEETING:
May 18, 2018

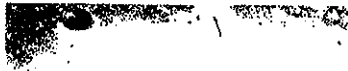
APPEARANCE AGAINST: None

PREMISES AFFECTED: 5365 W. North Avenue

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

**ACTION OF BOARD-
APPLICATION APPROVED**

THE VOTE



JUN 18 2018

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

| AFFIRMATIVE | NEGATIVE | ABSENT |
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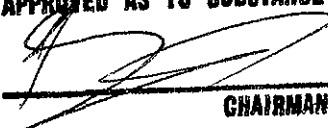
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 18, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on May 4, 2018; and

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

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

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: Kirch-LO, Inc. dba Reclaimed Bar and Restaurant

CAL NO.: 224-18-S

APPEARANCE FOR: John Lynch

MINUTES OF MEETING:
May 18, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3655 N. Western Avenue

NATURE OF REQUEST: Application for a special use to expand an existing tavern on the first floor to the second floor and outdoor patio located in the rear.

**ACTION OF BOARD-
APPLICATION APPROVED**

THE VOTE

JUN 18 2018
CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

| AFFIRMATIVE | NEGATIVE | ABSENT |
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THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held May 18, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on May 4, 2018; and

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

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): provided the special use is issued solely to the applicant, Kirch-LO, Inc. dba Reclaimed Bar and Restaurant.

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: Only Sports Corp.

CAL NO.: 225-18-Z

APPEARANCE FOR: Paul Kolpak

MINUTES OF MEETING:
May 18, 2018

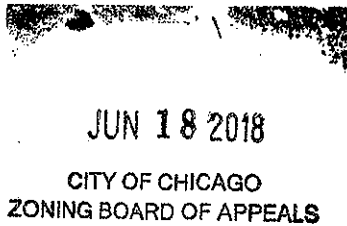
APPEARANCE AGAINST: None

PREMISES AFFECTED: 3040 W. Lawrence Avenue

NATURE OF REQUEST: Application for a variation to establish a public place of amusement license for an indoor soccer facility.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE



JUN 18 2018
CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

| AFFIRMATIVE | NEGATIVE | ABSENT |
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THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held May 18, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on May 4, 2018; and

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

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

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

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: The Salvation Army, an Illinois Corporation

CAL NO.: 226-18-S

APPEARANCE FOR: Mitchell J. Melamed

MINUTES OF MEETING:
May 18, 2018

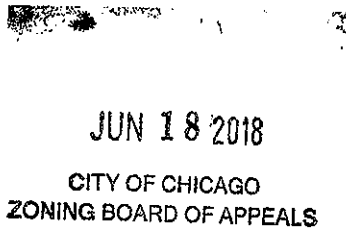
APPEARANCE AGAINST: None

PREMISES AFFECTED: 2511-33 W. Madison Street

NATURE OF REQUEST: Application for a special use to expand an existing off-site parking lot by establishing a non-required accessory parking lot which shall be 240' x 123' and will serve an existing community center which is located at 20 S. Campbell Avenue.

**ACTION OF BOARD-
APPLICATION APPROVED**

THE VOTE


JUN 18 2018
CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

| AFFIRMATIVE | NEGATIVE | ABSENT |
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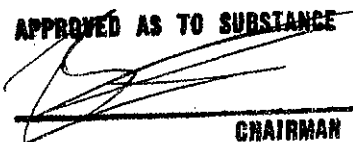
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 18, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on May 4, 2018; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to expand an existing off-site parking lot by establishing a non-required accessory parking lot which shall be 240' x 123' and will serve an existing community center which is located at 20 S. Campbell Avenue; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): provided the special use is issued solely to the applicant, The Salvation Army, and the development is consistent with the design and layout of the site plan prepared by HOH Engineers, Inc., dated May 10, 2018, and the landscape plan prepared by Daniel Weinbach and Partners Ltd., dated May 16, 2018.

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: Faha Management, LLC- 1535 W. Montana Series

CAL NO.: 227-18-Z

APPEARANCE FOR: Sara Barnes

MINUTES OF MEETING:

May 18, 2018

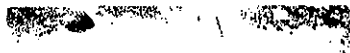
APPEARANCE AGAINST: None

PREMISES AFFECTED: 1535 W. Montana Street

NATURE OF REQUEST: Application for a variation to reduce the rear setback from the required 34.58' to zero for a proposed catwalk to connect the existing three-unit building with a garage roof deck.

ACTION OF BOARD- VARIATION GRANTED

THE VOTE



JUN 18 2018

CITY OF CHICAGO ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

Table with 3 columns: AFFIRMATIVE, NEGATIVE, ABSENT. Rows show voting patterns for five board members.

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 18, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on May 4, 2018; and

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

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

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

APPROVED AS TO SUBSTANCE

Handwritten signature and the word CHAIRMAN

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

APPLICANT: Michael Walczak **CAL NO.:** 228-18-Z
APPEARANCE FOR: John Pikarski **MINUTES OF MEETING:**
APPEARANCE AGAINST: None May 18, 2018
PREMISES AFFECTED: 1835 N. Honore Street

NATURE OF REQUEST: Application for a variation to reduce the south setback from the required 2' to 1.62' (north to be 2') for a proposed two-story, single family residence with back yard wood deck, roof top deck and a detached two car garage with stairs and roof top deck.


ACTION OF BOARD-
Continued to August 17, 2018 at 9:00 a.m.

JUN 18 2018
CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

THE VOTE

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APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Condor Partners, LLC

CAL NO.: 229-18-S

APPEARANCE FOR: Katriina McGuire

MINUTES OF MEETING:
May 18, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 816 W. Cullerton Avenue

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

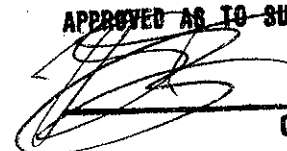
ACTION OF BOARD-
Continued to June 15, 2018 at 9:00 a.m.


JUN 18 2018
CITY OF CHICAGO
ZONING BOARD OF APPEALS

THE VOTE

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

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~~APPROVED AS TO SUBSTANCE~~

CHAIRMAN

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

APPLICANT: Condor Partners, LLC

CAL NO.: 230-18-Z

APPEARANCE FOR: Katriina McGuire

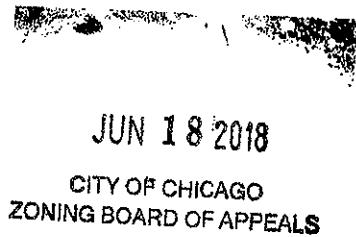
MINUTES OF MEETING:
May 18, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 816 W. Cullerton Avenue

NATURE OF REQUEST: Application for a variation to reduce the lot area from the required 6,000 square feet to 5,834 square feet for a proposed four-story, six dwelling unit building.

ACTION OF BOARD-
Continued to June 15, 2018 at 9:00 a.m.



JUN 18 2018
CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

THE VOTE

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APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Condor Partners, LLC

CAL NO.: 231-18-Z

APPEARANCE FOR: Katriina McGuire

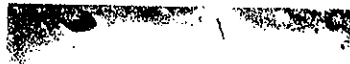
MINUTES OF MEETING:
May 18, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 816 W. Cullerton Avenue

NATURE OF REQUEST: Application for a variation to reduce the rear setback from the required 30' to zero for a two proposed detached garages with roof decks attached by an open bridge to a four-story, six dwelling unit building.

ACTION OF BOARD-
Continued to June 15, 2018 at 9:00 a.m.


JUN 18 2018
CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

THE VOTE

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APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Condor Partners, LLC

CAL NO.: 232-18-Z

APPEARANCE FOR: Katriina McGuire

MINUTES OF MEETING:
May 18, 2018

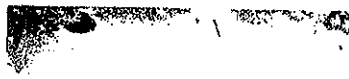
APPEARANCE AGAINST: None

PREMISES AFFECTED: 816 W. Cullerton Avenue

NATURE OF REQUEST: Application for a variation to increase the height from the maximum 45' to 47.16' which in not more than 10% for a proposed four-story, six dwelling unit building.

ACTION OF BOARD-

Continued to June 15, 2018 at 9:00 a.m.

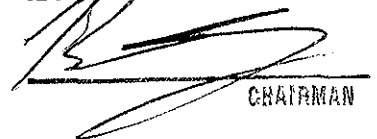

JUN 18 2018
CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

THE VOTE

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APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Condor Partners, LLC

CAL NO.: 233-18-S

APPEARANCE FOR: Katriina McGuire

MINUTES OF MEETING:
May 18, 2018

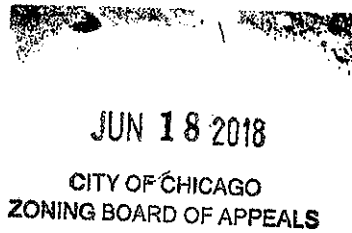
APPEARANCE AGAINST: None

PREMISES AFFECTED: 822 W. Cullerton Avenue

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

ACTION OF BOARD-
Continued to June 15, 2018 at 9:00 a.m.

THE VOTE



JUN 18 2018
CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

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APPROVED AS TO SUBSTANCE



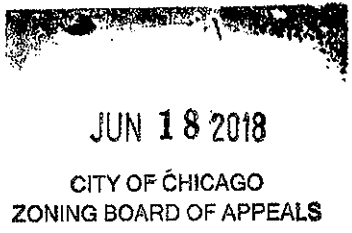
CHAIRMAN

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

APPLICANT: Condor Partners, LLC **CAL NO.:** 234-18-Z
APPEARANCE FOR: Katriina McGuire **MINUTES OF MEETING:**
APPEARANCE AGAINST: None May 18, 2018
PREMISES AFFECTED: 822 W. Cullerton Avenue

NATURE OF REQUEST: Application for a variation to reduce the required lot area from 6,000 square feet to 5,833 square feet for a proposed four-story, six dwelling unit building.

ACTION OF BOARD-
Continued to June 15, 2018 at 9:00 a.m.



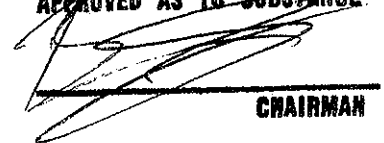
JUN 18 2018
CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

THE VOTE

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APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Condor Partners, LLC

CAL NO.: 235-18-Z

APPEARANCE FOR: Katriina McGuire

MINUTES OF MEETING:

May 18, 2018

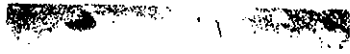
APPEARANCE AGAINST: None

PREMISES AFFECTED: 822 W. Cullerton Avenue

NATURE OF REQUEST: Application for a variation to reduce the rear setback from the required 30' to zero for a two proposed detached garages with roof decks attached by an open bridge to a four-story, six dwelling unit building.

ACTION OF BOARD-

Continued to June 15, 2018 at 9:00 a.m.



JUN 18 2018

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

THE VOTE

| AFFIRMATIVE | NEGATIVE | ABSENT |
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APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Condor Partners, LLC

CAL NO.: 236-18-Z

APPEARANCE FOR: Katriina McGuire

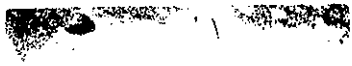
MINUTES OF MEETING:
May 18, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 822 W. Cullerton Avenue

NATURE OF REQUEST: Application for a variation to increase the height from the maximum 45' to 47.16' which in not more than 10% for a proposed four-story, six dwelling unit building.

ACTION OF BOARD-
Continued to June 15, 2018 at 9:00 a.m.



JUN 18 2018

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

THE VOTE

| AFFIRMATIVE | NEGATIVE | ABSENT |
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APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Condor Partners, LLC

CAL NO.: 237-18-S

APPEARANCE FOR: Katriina McGuire

MINUTES OF MEETING:

May 18, 2018

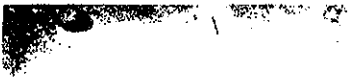
APPEARANCE AGAINST: None

PREMISES AFFECTED: 826 W. Cullerton Avenue

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

ACTION OF BOARD-

Continued to June 15, 2018 at 9:00 a.m.



JUN 18 2018

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

THE VOTE

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

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APPROVED AS TO SUBSTANCE

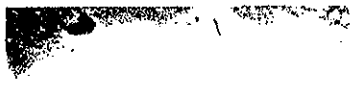
CHAIRMAN

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

APPLICANT: Condor Partners, LLC **CAL NO.:** 238-18-Z
APPEARANCE FOR: Katriina McGuire **MINUTES OF MEETING:**
APPEARANCE AGAINST: None May 18, 2018
PREMISES AFFECTED: 826 W. Cullerton Avenue

NATURE OF REQUEST: Application for a variation to reduce the required minimum lot area from the required 6,000 square feet to 5,833 square feet for a proposed four-story, six dwelling unit building.

ACTION OF BOARD-
Continued to June 15, 2018 at 9:00 a.m.



JUN 18 2018
CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

THE VOTE

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APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Condor Partners, LLC

CAL NO.: 239-18-Z

APPEARANCE FOR: Katriina McGuire

MINUTES OF MEETING:
May 18, 2018

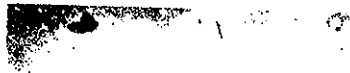
APPEARANCE AGAINST: None

PREMISES AFFECTED: 826 W. Cullerton Avenue

NATURE OF REQUEST: Application for a variation to reduce the rear setback from the required 30' to zero, west setback which abuts an RT-4 district from 5' to zero to allow for two detached garages with roof decks attached by an open bridge that will serve a proposed four-story, six dwelling unit building.

ACTION OF BOARD-

Continued to June 15, 2018 at 9:00 a.m.



JUN 18 2018
CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

THE VOTE

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APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Condor Partners, LLC

CAL NO.: 240-18-Z

APPEARANCE FOR: Katriina McGuire

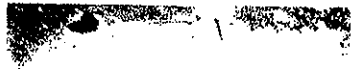
MINUTES OF MEETING:
May 18, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 826 W. Cullerton Avenue

NATURE OF REQUEST: Application for a variation to increase the maximum height from 45' to 47.16' for a proposed four-story, six dwelling unit building.

ACTION OF BOARD-
Continued to June 15, 2018 at 9:00 a.m.



JUN 18 2018
CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
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SAM TOIA
AMANDA WILLIAMS

THE VOTE

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APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Condor Partners, LLC

CAL NO.: 241-18-Z

APPEARANCE FOR: Katriina McGuire

MINUTES OF MEETING:
May 18, 2018


APPEARANCE AGAINST: None

PREMISES AFFECTED: 832 W. Cullerton Avenue

NATURE OF REQUEST: Application for a variation to reduce the front setback from the required 12' to 7', rear setback from 30' to zero, east and west setback from 5' each to zero, combined side setback from 10' to zero for a proposed three-story, five dwelling unit building with an open bridge to connect to a garage roof deck.

ACTION OF BOARD-

Continued to June 15, 2018 at 9:00 a.m.


JUN 18 2018
CITY OF CHICAGO
ZONING BOARD OF APPEALS

THE VOTE

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

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APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Condor Partners, LLC

CAL NO.: 242-18-Z

APPEARANCE FOR: Katriina McGuire

MINUTES OF MEETING:
May 18, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 832 W. Cullerton Avenue

NATURE OF REQUEST: Application for a variation to relocate the required 325 square feet of rear yard open space to a proposed garage roof top deck that will serve a proposed three-story, five dwelling unit building.

ACTION OF BOARD-

Continued to June 15, 2018 at 9:00 a.m.

JUN 18 2018
CITY OF CHICAGO
ZONING BOARD OF APPEALS

THE VOTE

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

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APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Peerless Capital Management, LLC-2434 W. Montrose CAL NO.: 243-18-Z

APPEARANCE FOR: Tyler Manic MINUTES OF MEETING: May 18, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 4906-18 N. Clark Street

NATURE OF REQUEST: Application for a variation to reduce the rear setback from the required 30' to zero for a proposed four-story, retail and fifty-four dwelling unit building.

ACTION OF BOARD- VARIATION GRANTED

THE VOTE

JUN 18 2018 CITY OF CHICAGO ZONING BOARD OF APPEALS

BLAKE SERCYE SHAINA DOAR SOL FLORES SAM TOIA AMANDA WILLIAMS

Table with 3 columns: AFFIRMATIVE, NEGATIVE, ABSENT. Rows show votes for Blake Sercye, Shaina Doar, 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 May 18, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on May 4, 2018; and

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

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

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

APPROVED AS TO SUBSTANCE

Handwritten signature of the Chairman

CHAIRMAN

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

APPLICANT: Go! Grocer Pine Grove

CAL NO.: 244-18-Z

APPEARANCE FOR: Alex Kosyla

MINUTES OF MEETING:
May 18, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3930 N. Pine Grove Avenue

NATURE OF REQUEST: Application for an appeal of the office of the Zoning Administrator in refusing to allow a 48 square foot on-premise sign in an RM-6 zoning district. Pursuant to section 17-12-092 a residential support service is allowed one sign per ground floor business establishment with a **MAXIMUM** sign face of 16 square feet. As submitted, the sign face area in the permit application is exceeded by 32 square feet.


ACTION OF BOARD-
Continued to June 15, 2018 at 9:00 a.m.

JUN 18 2018
CITY OF CHICAGO
ZONING BOARD OF APPEALS

THE VOTE

BLAKE SERCYE
SHAINA DOAR
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AMANDA WILLIAMS

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APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Parsa Condominium Corporation

CAL NO.: 245-18-S

APPEARANCE FOR: Nicholas Ftikas

MINUTES OF MEETING:
May 18, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 4840 N. Sheridan Road

NATURE OF REQUEST: Application for a special use to establish residential use below the second floor of an existing four-story residential building.

ACTION OF BOARD-

Continued to June 15, 2018 at 9:00 a.m.

THE VOTE

JUN 18 2018
CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

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APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Parsa Condominium Corporation

CAL NO.: 246-18-Z

APPEARANCE FOR: Nicholas Ftikas

MINUTES OF MEETING:
May 18, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 4840 N. Sheridan Road

NATURE OF REQUEST: Application for a variation to reduce the rear setback from the required 30' to 2' for a proposed four -car garage accessory to an existing four-story, three dwelling unit building to be converted to a four dwelling unit building.

ACTION OF BOARD-
Continued to June 15, 2018 at 9:00 a.m.

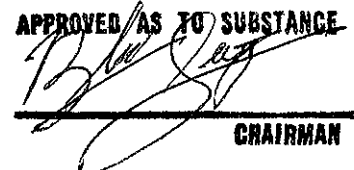
THE VOTE

JUN 18 2018
CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

| AFFIRMATIVE | NEGATIVE | ABSENT |
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APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Chicago Title Land Trust Company (7-31-13-#8002362533)

CAL NO.: 247-18-Z

APPEARANCE FOR: Thomas Raines

MINUTES OF MEETING:
May 18, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1866-70 N. Howe Street

NATURE OF REQUEST: Application for a variation to reduce the rear setback from the required 37.17' to .38', rear property line setback from 2' to .38', north setback from 5' to .33', south setback from 5' to .35' for a proposed attached garage with a 15' high privacy wall that will serve an existing single family residence.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

JUN 18 2018
CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

| AFFIRMATIVE | NEGATIVE | ABSENT |
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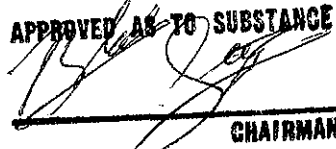
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 18, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on May 4, 2018; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the rear setback to .38', rear property line setback to .38', north setback to .33', south setback to .35' for a proposed attached garage with a 15' high privacy wall that will serve an existing single family residence; an additional variation was granted to the subject property in Cal. No. 248-18-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Chicago Title Land Trust Company (7-31-13-#8002362533)

CAL NO.: 248-18-Z

APPEARANCE FOR: Thomas Raines

MINUTES OF MEETING:
May 18, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1866-70 N. Howe Street

NATURE OF REQUEST: Application for a variation to relocate the 652 square feet of rear yard open space to the roof top of a proposed attached garage with a 15' high privacy wall that will serve an existing single family residence.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

JUN 18 2018
CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

| AFFIRMATIVE | NEGATIVE | ABSENT |
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| RECUSED | | |
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THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 18, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on May 4, 2018; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to relocate the 652 square feet of rear yard open space to the roof top of a proposed attached garage with a 15' high privacy wall that will serve an existing single family residence; an additional variation was granted to the subject property in Cal. No. 247-18-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: 955 Grand Adventures, LLC

CAL NO.: 249-18-Z

APPEARANCE FOR: Sara Barnes

MINUTES OF MEETING:
May 18, 2018

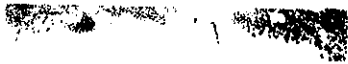
APPEARANCE AGAINST: None

PREMISES AFFECTED: 955 W. Grand Avenue

NATURE OF REQUEST: Application for a variation to reduce the front set back from the required 15' for a proposed four-story, lateral addition to an existing school.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE



JUN 18 2018

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

| AFFIRMATIVE | NEGATIVE | ABSENT |
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THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held May 18, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on May 4, 2018; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the front set back for a proposed four-story, lateral addition to an existing school; George Blakemore of Chicago, Illinois testified in opposition; 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: 1301 North Kingsbury Owner, LLC

CAL NO.: 250-18-S

APPEARANCE FOR: Jack George / Kate Duncan

MINUTES OF MEETING:
May 18, 2018

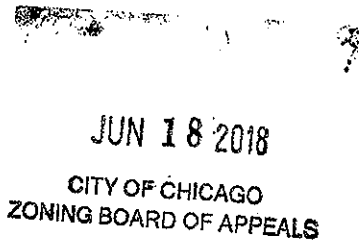
APPEARANCE AGAINST: None

PREMISES AFFECTED: 1301 N. Kingsbury Street

NATURE OF REQUEST: Application for a special use to establish the required twenty-six off-site accessory parking spaces to serve the three-story office building use located at 860 W. Evergreen Avenue.

**ACTION OF BOARD-
APPLICATION APPROVED**

THE VOTE



BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

| AFFIRMATIVE | NEGATIVE | ABSENT |
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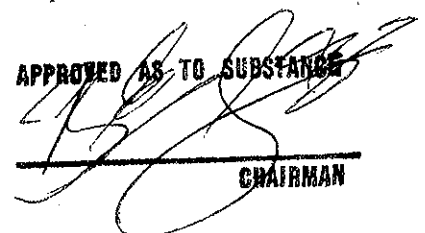
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held May 18, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on May 4, 2018; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish the required twenty-six off-site accessory parking spaces to serve the three-story office building use located at 860 W. Evergreen Avenue; a special use and a variation was granted to the subject property in Cal. Nos. 251-18-S and 252-18-Z; George Blakemore of Chicago, Illinois testified in opposition; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): provided the special use is issued solely to the applicant, 1301 North Kingsbury Owner, LLC, and the development is consistent with the design and layout of both the site and landscape plans dated April 27, 2018, prepared by OKW 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: 1301 North Kingsbury Owner, LLC

CAL NO.: 251-18-S

APPEARANCE FOR: Jack George / Kate Duncan

MINUTES OF MEETING:
May 18, 2018

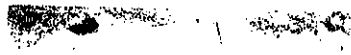
APPEARANCE AGAINST: None

PREMISES AFFECTED: 1301 N. Kingsbury Street

NATURE OF REQUEST: Application for a special use to establish twenty off-site non-required accessory parking spaces to serve a new retail use located at 1422 N. Kingsbury Street.

**ACTION OF BOARD-
APPLICATION APPROVED**

THE VOTE



JUN 18 2018

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

| AFFIRMATIVE | NEGATIVE | ABSENT |
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| RECUSED | | |
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THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held May 18, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on May 4, 2018; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish twenty off-site non-required accessory parking spaces to serve a new retail use located at 1422 N. Kingsbury Street; a special use and a variation was granted to the subject property in Cal. Nos. 250-18-S and 252-18-Z; George Blakemore of Chicago, Illinois testified in opposition; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): provided the special use is issued solely to the applicant, 1301 North Kingsbury Owner, LLC, and the development is consistent with the design and layout of both the site and landscape plans dated April 27, 2018, prepared by OKW 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

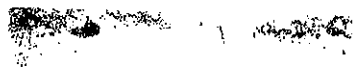
APPLICANT: 1301 N. Kingsbury Street
APPEARANCE FOR: Jack George / Kate Duncan
APPEARANCE AGAINST: None
PREMISES AFFECTED: 1301 N. Kingsbury Street

CAL NO.: 252-18-Z
MINUTES OF MEETING:
 May 18, 2018

NATURE OF REQUEST: Application for a variation to establish shared parking of twenty six non-required accessory parking spaces after 5:00 P.M. to serve the retail use located at 1422 N. Kingsbury Street.

**ACTION OF BOARD-
 VARIATION GRANTED**

THE VOTE


JUN 18 2018
 CITY OF CHICAGO
 ZONING BOARD OF APPEALS

BLAKE SERCYE
 SHAINA DOAR
 SOL FLORES
 SAM TOLA
 AMANDA WILLIAMS

| AFFIRMATIVE | NEGATIVE | ABSENT |
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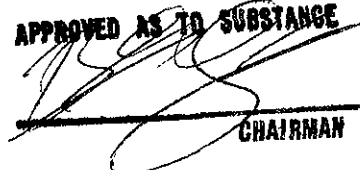
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 18, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on May 4, 2018; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish shared parking of twenty six non-required accessory parking spaces after 5:00 P.M. to serve the retail use located at 1422 N. Kingsbury Street; two special uses were granted to the subject property in Cal. Nos. 250-18-S and 251-18-S; George Blakemore of Chicago, Illinois testified in opposition; 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: Alta Grand Central, LLC

CAL NO.: 253-18-S

APPEARANCE FOR: Chris Leach

MINUTES OF MEETING:
May 18, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 207 W. Harrison Street

NATURE OF REQUEST: Application for a special use to establish a fourteen- story, one hundred seventy-three dwelling unit building with accessory ground floor uses.

**ACTION OF BOARD-
APPLICATION APPROVED**

THE VOTE

JUN 18 2018
CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

| AFFIRMATIVE | NEGATIVE | ABSENT |
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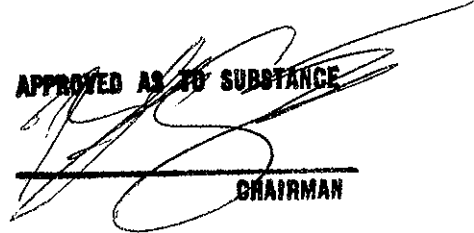
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held May 18, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on May 4, 2018; and

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

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): provided the special use is issued solely to the applicant, Alta Grand Central, LLC, and the development is consistent with the design and layout of the plans and drawings dated April 19, 2018, prepared by Pappageorge Haymes Partners.

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Alta Grand Central, LLC
APPEARANCE FOR: Chris Leach
APPEARANCE AGAINST: None
PREMISES AFFECTED: 221 W. Harrison Street

CAL NO.: 254-18-S

MINUTES OF MEETING:
 May 18, 2018

NATURE OF REQUEST: Application for a special use to establish a fourteen-story, one hundred seventy-three unit building with accessory uses on the ground floor.

**ACTION OF BOARD-
 APPLICATION APPROVED**

THE VOTE

JUN 18 2018
 CITY OF CHICAGO
 ZONING BOARD OF APPEALS

BLAKE SERCYE
 SHAINA DOAR
 SOL FLORES
 SAM TOIA
 AMANDA WILLIAMS

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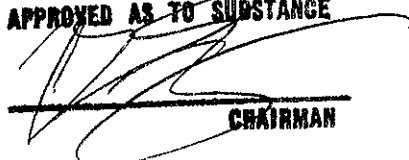
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 18, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on May 4, 2018; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a fourteen-story, one hundred seventy-three unit building with accessory uses on the ground floor; a variation was granted to the subject property in Cal. No. 255-18-Z; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): provided the special use is issued solely to the applicant, Alta Grand Central, LLC, and the development is consistent with the design and layout of the plans and drawings dated April 19, 2018, prepared by Pappageorge Haymes Partners.

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Alta Grand Central, LLC

CAL NO.: 255-18-Z

APPEARANCE FOR: Chris Leach

MINUTES OF MEETING:
May 18, 2018


APPEARANCE AGAINST: None

PREMISES AFFECTED: 221 W. Harrison Street

NATURE OF REQUEST: Application for a variation to reduce the rear setback from 30' to zero for an enclosed rear stair access from the residential use for a proposed fourteen story, one hundred, seventy-three unit building with accessory uses on the ground floor.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE



JUN 18 2018
CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

| AFFIRMATIVE | NEGATIVE | ABSENT |
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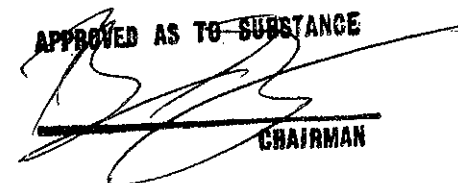
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 18, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on May 4, 2018; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the rear setback to zero for an enclosed rear stair access from the residential use for a proposed fourteen story, one hundred, seventy-three unit building with accessory uses on the ground floor; a special use was granted to the subject property in Cal. No, 254-18-S; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Gaelic Fire Brigade Inc.

CAL NO.: 256-18-S

APPEARANCE FOR: Thomas Raines

MINUTES OF MEETING:
May 18, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 10627 S. Pulaski Road

NATURE OF REQUEST: Application for a special use to establish a private club.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

JUN 18 2018
CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

| AFFIRMATIVE | NEGATIVE | ABSENT |
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THE RESOLUTION:

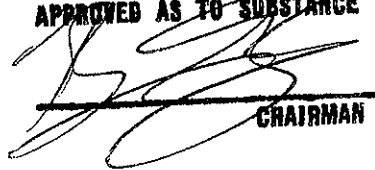
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 18, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on May 4, 2018; and

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

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): provided the special use is issued solely to the applicant, Gaelic Fire Brigade, Inc., and the development is consistent with the design and layout of the plans and drawings dated May 18, 2018, prepared by Schmall and 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
121 North LaSalle Street
Chicago, Illinois 60602
TEL: (312) 744-3888



JUN 18 2018
CITY OF CHICAGO
ZONING BOARD OF APPEALS

Art Life Art Inc.
APPLICANT

155-18-S & 156-18-Z
CALENDAR NUMBERS

606 E. 75th Street
PREMISES AFFECTED

May 18, 2018
HEARING DATE

ACTION OF BOARD

THE VOTE

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

Blake Sercye
Shaina Doar
Sol Flores
Sam Toia
Amanda Williams

| AFFIRMATIVE | NEGATIVE | ABSENT |
|-------------------------------------|--------------------------|-------------------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
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**FINDINGS OF THE ZONING BOARD OF APPEALS
IN THE MATTER OF THE SPECIAL USE APPLICATION AND THE
VARIATION APPLICATION FOR 606 E. 75TH STREET BY ART LIFE ART
INC.**

I. BACKGROUND

Art Life Art Inc. (the "Applicant") submitted: (1) a special use application; and (2) a variation application for 606 E. 75th Street (the "subject property"). The subject property is zoned B3-1 and is improved with an existing building (the "building"). The Applicant proposed to establish a tavern within the existing building (the "proposed tavern"). To permit said tavern, the Applicant sought: (1) a special use; and (2) a variation to establish a public place of amusement license within 125' feet of a residential district. In accordance with Section 17-13-0903 of the Chicago Zoning Ordinance, the Zoning Administrator of the City's Department of Planning and Development (the "Department") recommended approval of the proposed special use, provided the special use was issued solely to the Applicant.

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 May 18, 2018, after due notice thereof as provided under Section 17-13-0107-B of the Chicago Zoning Ordinance and by publication in the *Chicago Sun-Times*, and as continued without further

APPROVED AS TO SUBSTANCE

CHAIRMAN

notice pursuant to Section 17-13-0108 of the Chicago Zoning Ordinance. In accordance with the ZONING BOARD OF APPEALS' Rules of Procedure, the Applicant had submitted its proposed Findings of Fact. The Applicant's president and sole shareholder Mr. Artrice Clark was present. The Applicant's land planner Mr. Timothy Barton was also present. Testifying in support of the applications were Mr. Melvin Brooks, Ms. Andaya Patay, Mr. Charles James, Ms. Deidre Clark, Mr. Kevin Thomas, Dr. Joe Spencer, and Alderman Roderick Sawyer. Testifying in opposition to the applications were Ms. CeCe Edwards, Mr. Lennell Reynolds, Mr. Martin Howell and Mr. Robert Satlee (collectively, the "Objectors").

The Applicant presented the testimony of its president and sole shareholder Mr. Artrice Clark. Mr. Clark testified that he had purchased the subject property. He testified that while there had previously been a tavern on the subject property, the liquor license had lapsed due to inactivity. He testified that to obtain a new liquor license for the subject property, the Applicant needed a special use. He testified that the Applicant also sought a public place of amusement license ("PPA") so that the Applicant would be able to provide live entertainment.

The Applicant presented the testimony of its land planner Mr. Timothy Barton. The ZONING BOARD OF APPEALS recognized Mr. Barton's credentials as an expert in land planning. Mr. Barton testified that with the exception of the special use, the proposed tavern is consistent with the underlying zoning. He testified that in 2002 a special use was granted for a tavern at the subject property. He testified that this block of 75th Street is severely economically depressed because while there are eleven buildings on the block with fifteen storefronts, there are only three businesses. He testified that the Applicant proposed to open a convenience store on the block and said convenience store was currently under construction. He testified that the Applicant's proposed tavern would therefore either be the fourth or fifth business on the block. He testified that the subject property is located in an area that permits a lot of food and beverage uses, such as restaurants, and that the Applicant's proposed tavern is consistent with such permitted uses. He testified that in the mile-and-a-half stretch of 75th Street between the Skyway and the Dan Ryan Expressway, there are only three taverns. He testified that therefore the proposed tavern will not result in a clustering of taverns in the area. He testified that the Applicant's proposed tavern would be an improvement to the block, especially in terms of economic vitality. He testified that with respect to site and planning characteristics, there would be no changes to the exterior of the building. Mr. Barton testified the proposed tavern's hours of operation would be mandated by and therefore consistent with the City's liquor control regulations. He testified that these hours of operation would be 12:00 PM to 2:00 AM. He testified that the proposed tavern will be located in a relatively small storefront of approximately 1200 square feet. He testified that based on this, the proposed tavern should not have a significant affect in terms of noise and general impact.

In response to questions by the ZONING BOARD OF APPEALS, Mr. Barton testified these hours of operation would not be inconsistent with the neighborhood because this block of 75th Street was commercial in nature and a tavern use was not an

unusual use for a block such as this block of 75th Street. He testified that there is a tavern one block to the east of the subject property and therefore it is also compatible in terms of hours of operation. He testified that there is no on-site parking but that no on-site parking is required for uses less than 4000 square feet (e.g., three to four times the size of the Applicant's proposed tavern). He testified that there is ample non-metered parking that is available most if not all day. He testified that no outdoor lighting will be associated or constructed with the proposed tavern. He testified that there will be a security guard on the premises to maintain order, prevent loitering and prevent littering. He testified that the Applicant's bar operators would be Beverage Alcohol Sellers and Servers Education and Training ("BASSET") certified.

The ZONING BOARD OF APPEALS noted that the BASSET certification was mandated by the State of Illinois.

Mr. Barton testified there would not be food service or a kitchen at the proposed tavern at the onset. He testified that there would be cameras on-site both inside the proposed tavern and outside the tavern.

In response to questions from the ZONING BOARD OF APPEALS, Mr. Barton testified that with respect to the variation, the hardship was that the PPA was needed to keep the proposed tavern financially viable. For example, he testified that by allowing the Applicant to charge a cover fee, the Applicant could afford to pay for its cameras and security guards.

In response to further questions from the ZONING BOARD OF APPEALS, Mr. Clark testified that he had received his degree in hotel and restaurant management from Western Illinois University ("Western"). He testified that after he graduated from Western, he joined Starbucks, where he worked as a store manager, a district manager, and a regional sales manager. He testified that in addition to working at Starbucks, he worked at the tavern operated by his family at 3209 W. Ogden Avenue. He testified that while that tavern was closed due to eminent domain action, it was his family business and he grew up alongside said family business. He testified that he believed that based on both his degree and his experience, he was qualified to run the proposed tavern at the subject property. He testified that the Applicant planned to have live music at the proposed tavern. He testified that this was one of the main reasons the Applicant would like to establish a PPA at the subject property. He testified that having a PPA would help local bands in the area as well as offer people the opportunity to hear something other than amplified music.

The ZONING BOARD OF APPEALS noted that charging a cover fee to support live music could be an issue, especially with respect to noise. The ZONING BOARD OF APPEALS then asked the Applicant if it had any plans to prevent or resolve noise concerns.

In response to this question from the ZONING BOARD OF APPEALS, Mr. Clark testified the building on the subject property is designed so that noise is directed towards

75th Street, which is the commercial street and business corridor for the area. He testified that based on this he did not believe noise would be an issue. He testified that the type of customers the Applicant would be targeting were those forty years and up.

In response to further questions from the ZONING BOARD OF APPEALS, Mr. Barton testified that this stretch of 75th Street is non-metered parking and is readily available.

In response to further questions from the ZONING BOARD OF APPEALS, Mr. Clark testified that he would have two security guards to start. He testified that if there were a need for more security guards, the Applicant would add more security guards. He testified that with only 1200 square feet of indoor floor space, one of the security guards would be inside the proposed tavern and the other security guard would be outside at the time of closing so that crowd could be dispersed. He testified that the outside security guard would give instructions to the dispersing crowd. He testified that the Applicant would have signage posted stating "no loitering" and that the Applicant's security cameras would be tied into the Chicago Police Department. He testified that the Applicant would hire third-party security guards, but he had not decided if these third party guards would be armed or unarmed. He testified he wanted to speak with other members of the business community before making such a decision. He testified that regardless if they were armed or unarmed, the security guards would have some type of first aid training and would be trained in de-escalation.

In response to questions regarding how the Applicant would address clean-up of both the subject property and the surrounding properties, particularly with respect to the proposed tavern's patrons, Mr. Clark testified that after purchasing the subject property in February 2017, he had been actively engaged in cleaning up the subject property. He testified that he had removed burnt out cars from the back of the subject property and had been actively working with Alderman Roderick Sawyer. He testified that this block of 75th Street is part of a City Special Service Area ("SSA") and so SSA funds are used for City employees to clean up the street frontage of the block. He testified that nevertheless, the Applicant would clean up the subject property in the mornings. He testified that he previously lived in the neighborhood but now lives eight minutes away.

Mr. Melvin Brooks, of 651-653 E. 75th Street, testified in support of the applications. He testified that 651-653 E. 75th Street was a mixed-use building. He testified that the ground floor of his building is occupied by his business The President's Lounge while the upper floors of his building are residential. He testified as to the numerous vacant properties that surrounded his building. He testified as to the bad infrastructure in the neighborhood and the need for sewer work due to extensive basement flooding. He testified that due to his business and the few other businesses in the area, enough money was raised to resolve the sewer issue. He testified that he desired more businesses to come into the area because this portion of 75th Street is supposed to be a commercial area. He testified as to his attempts to better the neighborhood and hoped that others would attempt to return this portion of 75th Street to its former glory as the Black Wall Street of Chicago.

Ms. Andaya Patay, of 604 E. 75th Street, testified in support of the applications. She testified that she would like a tavern in her neighborhood that catered to her age group as opposed to a younger crowd. She testified that she would like the vacant buildings in this area to be occupied by businesses so that there would be less loitering in the neighborhood.

Mr. Charles James, of 8353 S. Drexel Avenue, testified in support of the applications. He testified that he too was a graduate of Western and was a fraternity brother to Mr. Clark. He testified that he was in agreement with Mr. Brooks' testimony, especially with respect the fact that 75th Street between King Drive and Cottage Grove has become a wasteland. He testified that he did not wish to see this area become like other areas of the City and instead wished this area to be more like downtown. He testified that he did not wish to see this area of the City become disenfranchised but instead wished that this area of the City could be benefitted by viable businesses so that property values and the community could be saved. He testified to his own experiences working at the Lawndale Christian Health Center and noted how much improved Lawndale had become over the past fifteen years.

Ms. Deidre Clark, of 7626 Calumet, testified in support of the applications. She testified that she was Mr. Clark's sister and was in support of her brother.

Ms. Brenda Smith, of 7423 S. Evans, testified in support of the applications. She testified that she had lived in the community all her life and that she would like to see more black-owned businesses in the community. She testified that she was in agreement with Mr. Brooks with respect to returning this portion of 75th Street to its former glory of Black Wall Street. She testified that she was a DJ and an entertainer, and she would like to have live entertainment in the area. She further testified that she had known Mr. Clark since she was in college and that Mr. Clark had always done positive things in the community. She testified that she would like to spend her money on positive things in the community.

Mr. Kevin Thomas, of 835 42nd Street, testified in support of the applications. He testified that he agreed with all prior testimony in support of the applications.

Dr. Joe Spencer, 7823 S. St. Lawrence, testified in support of the applications. He testified he was a fraternity brother to Mr. Clark and attested to Mr. Clark's character and integrity. He testified that it was his belief that Mr. Clark would make the right decision not only with respect to the proposed tavern but also with respect to the community.

Ms. CeCe Edwards, of 7500 S. Evans, testified in opposition to the applications. She testified that she and her fellow Objectors were part of the Park Manor Community. She testified that she believed that due to the location of The President's Lounge, the Applicant could not establish a tavern at the subject property without violating Section 4-60-20(b) of the Municipal Code of the City of Chicago ("MCC").

The ZONING BOARD OF APPEALS stated the Department had investigated the matter and had come to the conclusion that the Applicant's proposed tavern would not violate Section 4-60-20(b) of the MCC.¹ It then asked Ms. Edwards if she had evidence to the contrary.

Ms. Edwards testified that the ZONING BOARD OF APPEALS should look to Exhibit A of the packet that she had submitted to the ZONING BOARD OF APPEALS.

The ZONING BOARD OF APPEALS noted for the record that it had accepted into evidence a document it would call Objectors' Exhibit 1. It noted that in this exhibit, under a green tab marked "A" there was a map which Ms. Edwards believed established that if the Applicant were to open its proposed tavern, said proposed tavern would be within 400' of the President's Lounge and thus violate Section 4-60-20(b) of the MCC.

Ms. Edwards then testified that the Applicant's proposed tavern was dangerous as it would be located on the second floor of the building on the subject property.

The ZONING BOARD OF APPEALS explained to Ms. Edwards that the plans provided by the Applicant showed the Applicant's proposed tavern would be located on the ground floor of the existing building. Ms Edwards continuously interrupted the ZONING BOARD OF APPEALS during its explanation with irrelevant and immaterial comments, despite the ZONING BOARD OF APPEALS' repeated requests that she let it finish its statements.

Ms. Edwards again testified that it was her belief that the Applicant's proposed tavern would violate Section 4-60-20(b) of the MCC.

The ZONING BOARD OF APPEALS explained to Ms. Edwards the ZONING BOARD OF APPEALS' purview was limited to the Chicago Zoning Ordinance. It further explained that the Chicago Zoning Ordinance was Chapter 17 of the MCC not Chapter 4.

Ms. Edwards then testified that the subject property was a public nuisance in the past and would be a public nuisance in the future. She testified that there had been problems with the prior owner of the subject property but did not want to address the problems at this time.

The ZONING BOARD OF APPEALS requested Ms. Edwards to direct her testimony to her concerns with the prior owner of the subject property.

¹ In fact, staff from the Department had received confirmation from staff from the City's Department of Business Affairs and Consumer Protection (the City department tasked with ensuring compliance with Chapter 4 of the MCC in general and Section 4-60-020(b) of the MCC in particular) that the Applicant's proposed special use did not violate Section 4-60-020(b).

In disregard to the ZONING BOARD OF APPEALS' request, Ms. Edwards instead directed the ZONING BOARD OF APPEALS' attention to the tab marked "D" to Objectors' Exhibit 1. She testified the documents attached to the tab marked "D" showed the prior crimes that had occurred in the vicinity of the subject property.

The ZONING BOARD OF APPEALS stated it had a hard time finding a correlation between a tavern and robbery or burglary.

Ms. Edwards testified that it was her belief that the documents attached to the tab marked "D" showed that crime was increasing.

After reviewing the tab marked "D", the ZONING BOARD OF APPEALS inquired as to how granting the Applicant's applications contributed to robberies or sexual assault.

In answer, Ms. Edwards testified as to her belief that the granting the Applicant's applications were adverse impact.

When asked by the ZONING BOARD OF APPEALS to explain how the Applicants' applications were adverse impact, Ms. Edwards instead chose to continuously interrupt the ZONING BOARD OF APPEALS and then argue as to what evidence the ZONING BOARD OF APPEALS should find relevant and material. The ZONING BOARD OF APPEALS, in its role as trier of fact and thus the judge of what evidence is relevant and material during a hearing, determined that Ms. Edwards was not a credible witness. It therefore determined not to accept any more testimony from Ms. Edwards.

Mr. Lennell Reynolds, of 7515 S. St. Lawrence, testified in opposition to the applications. Mr. Reynolds testified that he had lived in the community since the mid-1950s. He submitted and the ZONING BOARD OF APPEALS received into evidence a letter of opposition to the applications from the Park Manor Neighbors which the ZONING BOARD OF APPEALS noted would be called Objectors' Exhibit 2. He then began reading the letter into the record. The contents of the letter referred to the prior owner of the subject property.

The ZONING BOARD OF APPEALS stated it understood that there had been issues with the prior owner of the subject property. The ZONING BOARD OF APPEALS further stated that it would like to hear how the subject property had been managed since Mr. Clark had purchased the subject property in February 2017.

Mr. Reynolds testified that he had not seen any change to the subject property since February 2017. He testified that the subject property still looked the same as there were still security windows up.

The ZONING BOARD OF APPEALS then asked what led Mr. Reynolds to believe that the Applicant would operate its proposed tavern as the previous owner of the subject property had operated.

Mr. Reynolds testified that it was his belief that the Applicant's proposed tavern would operate like the President's Lounge. He testified that The President's Lounge created an influx of traffic. He testified that it was his belief that patrons of The President's Lounge did not wish to pay for drinks and so instead drank in their cars and left out cups, bottles and condoms on the adjacent residential properties.

Mr. Martin Howell, of 7520 S. Eberhart, testified in opposition to the applications. He testified it was his belief that 75th Street was saturated with liquor establishments. He testified that the prior tavern on the subject property had only been closed because someone had been shot to death inside. He testified that it was his belief that The President's Lounge was an issue to the community. He testified that it was his belief that taverns attracted people from outside the community that did not respect the community and brought crime. He testified that he wished to see good businesses and wished that the community had an alderman that would bring such businesses.

Mr. Robert Satlee, of 7431 S. Champlain, testified in opposition to the applications. He testified that he had lived there since 1968. He testified that he was not in favor of having another lounge so close to his home as he already has a lounge to his east and the proposed tavern would be to his west. He testified that one lounge was not so bad but another lounge would make the trash and arguments in the neighborhood worse. He testified that he was in support of the Applicant's proposed convenience store as he did wish the community to be better.

In response to the testimony of the Objectors, Mr. Clark testified that he had met with the community and had proposed – as he had in the Applicant's proposed Findings of Fact – reasonable solutions to most of the issues the objectors had raised. He testified that the subject property had a bad history, but that he did not create the subject property's bad history. He testified that the Applicant's proposed convenience store should be open by next month. He testified that he was in the community every day and with his tenants every day. He testified that he would not be an absentee landlord.

Alderman Roderick Sawyer testified in support of the applications. He testified that the subject property had once been a well-run lounge operated by Ms. Sandra Foster. He testified that after her untimely death, her son took over the subject property and it was not well-run. He testified, however, that the building itself was very well-built and even though the tavern on the subject property has been closed for many years, it was still in good shape. He testified Mr. Clark has purchased the subject property, and as the tavern is in good shape, the subject property's highest and best use is to use the subject property as a tavern. He testified that Mr. Clark had rehabilitated the building on the subject property. He testified that he respected that as well as the fact that Mr. Clark was a young, black man that came into a neighborhood which was a bit blighted and was making an attempt to rehabilitate the neighborhood with the proposed tavern as well as the proposed convenience store. He testified that between King Drive and Cottage Grove there was only one bar and one store. He testified that he had patronized The President's Lounge and that it was one of the best run lounges not only in his ward but in the entire City. He testified that he held a community meeting on the Applicant's applications but

only six people showed up. He testified he believed it was important for young black men to revitalize the community's corridors. He testified that he believe the Applicant would run a good business on the subject property unlike the prior owner.

A. 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: (1) complies with all applicable standards of the Chicago Zoning Ordinance; (2) 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) is compatible with the character of the surrounding area in terms of site planning and building scale and project design; (4) is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise and traffic generation; and (5) is designed to promote pedestrian safety and comfort.

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 special use pursuant to Section 17-13-0905-A of the Chicago Zoning Ordinance:

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

The proposed special use will operate within an existing building and there will be no alterations or additions to the subject property. As very credibly testified to by Mr. Barton and as noted by Mr. Barton in his report attached to the Applicant's proposed Findings of Fact, with the exception of the proposed special use, the subject property complies with all requirements of B3-1. The ZONING BOARD OF APPEALS finds Mr. Barton to be a very credible witness. Since the ZONING BOARD OF APPEALS has determined to grant the proposed special use, the ZONING BOARD OF APPEALS find that the proposed special use complies with all applicable standards of the Chicago Zoning Ordinance.

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

The proposed special use is in the interest of the public convenience as it will allow the Applicant to operate a proposed tavern on the subject property and therefore will allow – as testified to by Ms. Brenda Smith – members of the community another option in nearby entertainment venues. Further, the proposed special use will not have a significant adverse impact on the general welfare of the neighborhood or community. The ZONING BOARD OF APPEALS finds Mr. Artrice Clark a very credible witness and finds that based on his testimony the Applicant will operate a well-run tavern on the subject property. The Objectors' testimony to the contrary is purely speculative. Moreover, the Objectors' testimony to the prior tavern on the subject property is irrelevant and immaterial to the proposed special use, as the Applicant did not operate the prior tavern on the subject property. Testimony regarding the operations of The President's Lounge is also irrelevant and immaterial as the Applicant does not operate The President's Lounge. In particular, the ZONING BOARD OF APPEALS finds Ms. Edwards to be not a credible witness as it was clear from her testimony that she did not understand the Applicant's proposed use of the subject property.

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

The proposed special use will be located in an existing building on the subject property. As very credibly testified to by Alderman Roderick Sawyer, the existing building is well built. The Applicant's proposed Findings of Fact state that no alterations or additions will be made to the subject property. Based on this, the ZONING BOARD OF APPEALS finds that the proposed special use is compatible with the character of the surrounding area in terms of site planning and building scale and project design.

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

The ZONING BOARD OF APPEALS finds that the proposed special use is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise and traffic generation. The ZONING BOARD OF APPEALS makes this finding based on the testimony of Mr. Clark and Mr. Barton. As noted above, the ZONING BOARD OF APPEALS finds both Mr. Clark and Mr. Barton to be very credible witnesses. As set forth in their testimony, this portion of 75th Street is a commercial corridor. There is another tavern in the area, making the Applicant's hours of operation compatible with other businesses in the area. There will be no outdoor lighting. The building is designed so that noise will travel into 75th Street rather than the residential streets. Moreover, the small size of the proposed tavern (1200 square feet) will ensure that noise and traffic generation from the proposed special use will not have negative impact. No parking is required for the proposed special use; however, there is available non-metered parking along this portion of 75th Street.

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

The proposed special use will be located inside an existing building. Since there will be no on-site parking, there will be no additional curb cuts. Moreover, the Applicant will install security cameras and employ security guards. Based on this, the ZONING BOARD OF APPEALS finds that the proposed special use is designed to promote pedestrian safety and comfort.

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.*

Without the requested variation, the Applicant cannot obtain a PPA for the subject property despite the fact that the subject property is zoned B3-1. As Mr. Barton noted in his report attached to the Applicant's proposed Findings of Fact, due to the City's grid system, it very difficult for businesses to establish PPA licenses on 75th Street between the Dan Ryan Expressway and the Chicago Skyway.

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

The requested variation maintains economically vibrant as well as attractive business and commercial areas in accordance with Section 17-1-0504 of the Chicago Zoning Ordinance. As Mr. Barton very credibly testified, this block of 75th Street is severely economically depressed because while there are eleven buildings on the block with fifteen storefronts, there are only three businesses.

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.*

Despite the subject property being located in a B1-3 zoning district, the subject property is within 125' of a residential zoning district. This means that the Applicant cannot provide live entertainment to its patrons without the requested variation. As very credibly testified to by Mr. Barton, the Applicant requires the PPA to keep the proposed tavern financially viable. For instance, charging a cover fee ensures that the Applicant can afford to pay for its cameras and security guards.

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

As noted above, due to the City's grid system, it very difficult for businesses to establish PPA licenses on 75th Street between the Dan Ryan Expressway and the Chicago Skyway. This is a unique circumstance and generally not applicable to other property zoned for business use.

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

The subject property is located in a commercial corridor and as the proposed tavern's hours of operation will be mandated by the City's liquor control regulations, any activity generated by the PPA will have similar hours of operation to The President's Lounge, the other tavern in the area. Further, Mr. Clark very credibly testified as to the Applicant's plan of operations to keep the PPA from negatively impacting the nearby residential properties. The ZONING BOARD OF APPEALS finds any testimony by the Objectors to the contrary to be irrelevant and immaterial based as it is on speculation about the Applicant's operating practices. The Applicant is not related to the prior owner of the subject property and it is not related to The President's Lounge.

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 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.*

Despite the subject property being located in a commercial corridor, the particular physical surroundings of the subject property – that is the residential zoning district within 125' – results in particular hardship upon the Applicant. As noted above, Mr. Barton very credibly testified that the Applicant requires the PPA keep the proposed tavern financially viable.

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

As noted above, due the residential property within 125' of the subject property, without the requested variation the Applicant cannot obtain a PPA despite the subject property being located in a business district. As noted by Mr. Barton in his report, the City's grid system makes it very difficult for businesses to establish PPA licenses on 75th Street between the Dan Ryan Expressway and the Chicago Skyway. This nearness to residential property is a unique circumstance and is not generally applicable to other property within the B3-1 zoning classification.

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

Mr. Clark very credibly testified that the Applicant is establishing the proposed tavern on the subject property in an attempt to revitalize this portion of 75th Street. The Applicant needs the variation to make the proposed tavern

economically feasible. Therefore, the purpose of the variation is not based exclusively on a desire to make more money out of the subject property.

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

The Applicant did not create the City's grid system.

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.*

Mr. Clark very credibly testified to the Applicant's plan of operations. This plan of operations will ensure that the PPA will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood. For example, the Applicant will have security cameras linked in to the City's Police Department and will have a security guard outside at closing so that crowds can be dispersed in a way that will not disrupt the adjacent residential properties. In addition, the Applicant will have signage posted stating "no loitering."

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.*

As the variation will be located in the building on the subject property, the variation will not impair an adequate supply of light and air to adjacent property, or increase the danger of fire. As there is ample non-metered street parking on this stretch of 75th Street, the variation will not substantially increase congestion in the public streets. As noted above, the Applicant's plan of operations will ensure that the variation will not endanger the public safety or substantially diminish or impair property values in the neighborhood. Any testimony to the contrary by the Objectors is purely speculative as there was nothing placed in evidence before the ZONING BOARD OF APPEALS to suggest the Applicant would operate the PPA in a way that would be detrimental to the public safety or substantially diminish or impair property values within the neighborhood. As noted above, the ZONING BOARD OF APPEALS found Mr. Clark – the Applicant's president and sole shareholder – to be a very credible witness.

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 covering: (1) the specific criteria for a special use pursuant to Sections 17-13-0905-A of the Chicago Zoning Ordinance; and (2) 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 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 nontransferable and limited solely to Art Life Art Inc. In the event that another entity seeks to operate a tavern on the subject property, a new special use shall be needed.

The ZONING BOARD OF APPEALS hereby approves the Applicant's application for a 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: Dan White and Jennifer Haro **CAL NO.:** 168-18-Z
APPEARANCE FOR: Sara Barnes **MINUTES OF MEETING:**
May 18, 2018
APPEARANCE AGAINST: None
PREMISES AFFECTED: 1909 W. Wabansia Avenue

NATURE OF REQUEST: Application for a variation to relocate the required 125.84 square feet of rear yard open space to a proposed garage rood deck that will serve a proposed three- story, single family residence with an attached garage.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

JUN 18 2018
 CITY OF CHICAGO
 ZONING BOARD OF APPEALS

BLAKE SERCYE
 SHAINA DOAR
 SOL FLORES
 SAM TOIA
 AMANDA WILLIAMS

| AFFIRMATIVE | NEGATIVE | ABSENT |
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THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 18, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on April 13, 2018; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to relocate the required 125.84 square feet of rear yard open space to a proposed garage rood deck that will serve a proposed three- story, single family residence with an attached garage; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Alfred A. Garza dba Triune Logistics, LLC

CAL NO.: 169-18-S

APPEARANCE FOR: Same as Applicant

MINUTES OF MEETING:
May 18, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3354-58 W. 25th Street

NATURE OF REQUEST: Application for a special use to establish a day laborer employment agency.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

JUN 18 2018
CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

| AFFIRMATIVE | NEGATIVE | ABSENT |
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THE RESOLUTION:

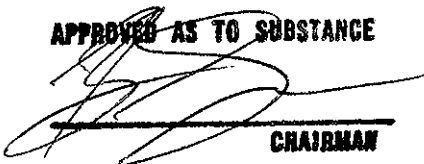
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 18, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on April 13, 2018; and

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

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): provided the special use is issued solely to the applicant, Alfred A. Garza, and the development is consistent with the design and layout of the floor plan dated February 3, 2018, prepared by Lorin Architecture Group, 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: Confluent Development, LLC

CAL NO.: 179-18-S

APPEARANCE FOR: Sara Barnes

MINUTES OF MEETING:
May 18, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 8345 W. Irving Park Road

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

ACTION OF BOARD-

Continued to August 17, 2018 at 9:00 a.m.

THE VOTE

JUN 18 2018
CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

| AFFIRMATIVE | NEGATIVE | ABSENT |
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APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Dolyva Development, LLC

CAL NO.: 181-18-S

APPEARANCE FOR: Sara Barnes

MINUTES OF MEETING:
May 18, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 6115 N. Elston Avenue

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

**ACTION OF BOARD-
APPLICATION APPROVED**

THE VOTE

JUN 18 2018
CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

| AFFIRMATIVE | NEGATIVE | ABSENT |
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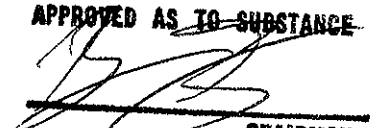
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 18, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on April 13, 2018; and

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

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): provided the development is consistent with the design and layout of the plans and drawings dated February 15, 2018, prepared by Laszlo Simovic Architect, 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: Dolyva Development, LLC

CAL NO.: 182-18-S

APPEARANCE FOR: Sara Barnes

MINUTES OF MEETING:
May 18, 2018

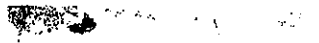
APPEARANCE AGAINST: None

PREMISES AFFECTED: 6109 N. Elston Avenue

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

**ACTION OF BOARD-
APPLICATION APPROVED**

THE VOTE


JUN 18 2018
 CITY OF CHICAGO
 ZONING BOARD OF APPEALS

BLAKE SERCYE
 SHAINA DOAR
 SOL FLORES
 SAM TOIA
 AMANDA WILLIAMS

| AFFIRMATIVE | NEGATIVE | ABSENT |
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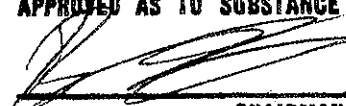
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held May 18, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on April 13, 2018; and

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

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): provided the development is consistent with the design and layout of the plans and drawings dated February 15, 2018, prepared by Laszlo Simovic Architect, LLC.

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

APPROVED AS TO SUBSTANCE

CHAIRMAN