

ZBA
RESOLUTIONS
SEPTEMBER 21, 2018

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

APPLICANT: Unity Parenting and Counseling, Inc. **CAL NO.:** 428-18-S
APPEARANCE FOR: Nicholas Ftikas **MINUTES OF MEETING:**
APPEARANCE AGAINST: None September 21, 2018
PREMISES AFFECTED: 7955-59 S. Ashland Avenue
NATURE OF REQUEST: Application for a special use to establish a temporary overnight shelter.

ACTION OF BOARD-
Continued to October 19, 2018 at 2:00 p.m.

THE VOTE

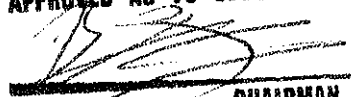
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OCT 22 2018

CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
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X		

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Rudra Banerji and Margaret Oellrich Banerji **CAL NO.:** 429-18-Z
APPEARANCE FOR: Same as Applicant **MINUTES OF MEETING:** September 21, 2018
APPEARANCE AGAINST: None
PREMISES AFFECTED: 4324 N. Kostner Avenue

NATURE OF REQUEST: Application for a variation to reduce the front setback from the required 20' to zero, setback to prevent obstruction of the sidewalk from 20' to zero, north setback from 4' to zero for a proposed one car parking space to be located in the front of the property to serve the single family residence.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

RECEIVED

OCT 22 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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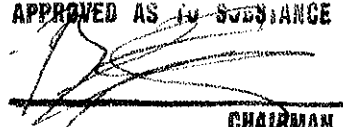
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 21, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 7, 2018; and

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

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

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

APPROVED AS IN SUBSTANCE

CHAIRMAN

APPLICANT: De La Vie Day Spa Co.

CAL NO.: 430-18-S

APPEARANCE FOR: Paul Kolpak

MINUTES OF MEETING:
September 21, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3120 N. Sheffield Avenue

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

**ACTION OF BOARD-
APPLICATION APPROVED**

THE VOTE

RECEIVED

OCT 22 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 September 21, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 7, 2018; and

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

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

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: Marva Lynn Rodgers Cooksey d/b/a Next Man Up, LLC **CAL NO.:** 431-18-S

APPEARANCE FOR: Same as Applicant

MINUTES OF MEETING:
September 21, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 946 E. 43rd Street

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

**ACTION OF BOARD-
APPLICATION APPROVED**

THE VOTE

RECEIVED

OCT 22 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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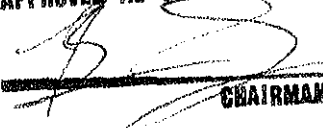
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 21, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 7, 2018; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a hair and nail salon; an additional special use was granted to the subject property in Cal. No. 432-18-S; 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, Marva Lynn Rodgers Cooksey.

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: Marva Lynn Rodgers Cooksey d/b/a Next Man Up, LLC **CAL NO.:** 432-18-S

APPEARANCE FOR: Same as Applicant

MINUTES OF MEETING:
September 21, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 946 E. 43rd Street

NATURE OF REQUEST: Application for a special use to establish a massage establishment.

**ACTION OF BOARD-
APPLICATION APPROVED**

THE VOTE

RECEIVED

OCT 22 2018

CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
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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 September 21, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 7, 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 massage establishment; an additional special use was granted to the subject property in Cal. No. 431-18-S; 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, Marva Lynn Rodgers Cooksey.

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: Thomond Development, LLC 2143 W. 19th

CAL NO.: 433-18-Z

APPEARANCE FOR: Nicholas Ftikas

MINUTES OF MEETING:
September 21, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1146 W. 19th Street

NATURE OF REQUEST: Application for a variation to reduce the front wall facing a public street from the required 12' to zero, rear wall facing a side property line from 12' to 3' for a proposed three-story, two dwelling unit townhouse and detached two-car garage.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

RECEIVED

OCT 22 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 September 21, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 7, 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 wall facing a public street to zero, rear wall facing a side property line to 3' for a proposed three-story, two dwelling unit townhouse and detached two-car garage; an additional variation was granted to the subject project in Cal. No. 434-18-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: Thomond Development, LLC 2143 W. 19th

CAL NO.: 434-18-Z

APPEARANCE FOR: Nicholas Ftikas

MINUTES OF MEETING:
September 21, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1146 W. 19th Street

NATURE OF REQUEST: Application for a variation to reduce the private yard requirement for the east unit from 200 square feet to 146.27 square feet for a proposed three-story, two dwelling unit town house with a detached garage.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

RECEIVED

OCT 22 2018

CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 21, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 7, 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 private yard requirement for the east unit to 146.27 square feet for a proposed three-story, two dwelling unit town house with a detached garage; an additional variation was granted to the subject project in Cal. No. 433-18-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: Grandma Capital, LLC
APPEARANCE FOR: Nicholas Ftikas
APPEARANCE AGAINST: None
PREMISES AFFECTED: 1537 W. Pearson Street

CAL NO.: 435-18-Z

MINUTES OF MEETING:
September 21, 2018

NATURE OF REQUEST: Application for a variation to reduce the front setback from the required 11.28' to 10', west setback from 2' to zero, east setback from 5' to 1', combined side setback from 5' to 1', rear setback from 28.2' to 22.78' for a proposed three-story, two dwelling unit building.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

RECEIVED

OCT 22 2018

CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 21, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 7, 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 10', west setback to zero, east setback to 1', combined side setback to 1', rear setback to 22.78' for a proposed three-story, two dwelling unit building; an additional variation was granted to the subject project in Cal. No. 436-18-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
[Signature]
CHAIRMAN

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

APPLICANT: Grandma Capital, LLC **CAL NO.:** 436-18-Z
APPEARANCE FOR: Nicholas Ftikas **MINUTES OF MEETING:**
September 21, 2018
APPEARANCE AGAINST: None
PREMISES AFFECTED: 1537 W. Pearson Street

NATURE OF REQUEST: Application for a variation to relocate the required 152.75 square feet of rear yard open space to the garage roof deck which shall serve a proposed three-story, two dwelling unit building.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

RECEIVED

OCT 22 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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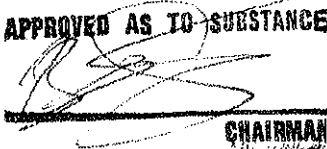
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 21, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 7, 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 152.75 square feet of rear yard open space to the garage roof deck which shall serve a proposed three-story, two dwelling unit building; an additional variation was granted to the subject project in Cal. No. 435-18-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: Grandma Capital, LLC

CAL NO.: 437-18-Z

APPEARANCE FOR: Nicholas Ftikas

MINUTES OF MEETING:
September 21, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1541 W. Pearson Street

NATURE OF REQUEST: Application for a variation to reduce the front setback from the required 11.21' to 10', rear setback from 28.04' to 22.14', the rear setback feature from 2.66' to 2.14' for a proposed three-story, four dwelling unit building.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

RECEIVED

OCT 22 2018

CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
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AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
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THE RESOLUTION:

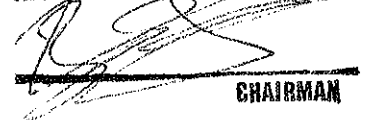
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 21, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 7, 2018; and

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 10', rear setback to 22.14', the rear setback feature to 2.14' for a proposed three-story, four dwelling unit building; an additional variation was granted to the subject project in Cal. No. 438-18-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.

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: Grandma Capital, LLC **CAL NO.:** 438-18-Z
APPEARANCE FOR: Nicholas Ftikas **MINUTES OF MEETING:**
September 21, 2018
APPEARANCE AGAINST: None
PREMISES AFFECTED: 1541 W. Pearson Street

NATURE OF REQUEST: Application for a variation to increase the area for an accessory building by an amount not to exceed 10% of the maximum 664.375 square feet by 55.62 square feet for a total of 720 square feet for two garages with roof deck to serve a proposed three-story, four dwelling unit building.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

RECEIVED

OCT 22 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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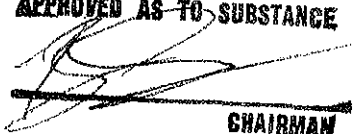
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 21, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 7, 2018; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: the applicant shall be permitted to increase the area for an accessory building by an amount not to exceed 10% of the maximum 664.375 square feet by 55.62 square feet for a total of 720 square feet for two garages with roof deck to serve a proposed three-story, four dwelling unit building; an additional variation was granted to the subject project in Cal. No. 437-18-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.

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: WM Organics Recycling, LLC **CAL NO.:** 439-18-S
APPEARANCE FOR: Rich Toth **MINUTES OF MEETING:** September 21, 2018
APPEARANCE AGAINST: None
PREMISES AFFECTED: 4837-61 S. Kedzie / 3031-3157 W. 48th Place
NATURE OF REQUEST: Application for a special use to establish a Class II recycling facility.

**ACTION OF BOARD-
APPLICATION APPROVED**

THE VOTE

RECEIVED

 OCT 22 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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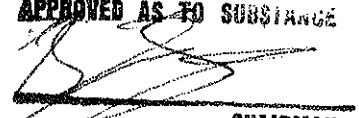
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 21, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 7, 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 Class II recycling facility; two additional special uses were granted to the subject property in Cal. Nos. 440-18-S and 441-18-S; a variation was granted to the subject property in Cal. No. 442-18-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, WM Organics Recycling, LLC, and the development is consistent with the design and layout of the site plan dated July of 2018, prepared by Andrews Engineering, Inc., the landscape plan dated August 10, 2018, prepared by Site Design Group, Ltd., and the elevations dated May 11, 2018, prepared by Cambridge Companies.

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: WM Organics Recycling, LLC **CAL NO.:** 440-18-S

APPEARANCE FOR: Rich Toth **MINUTES OF MEETING:**
September 21, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 4837-61 S. Kedzie / 3031-3157 W. 48th Place

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

**ACTION OF BOARD-
APPLICATION APPROVED**

THE VOTE

RECEIVED

OCT 22 2018

CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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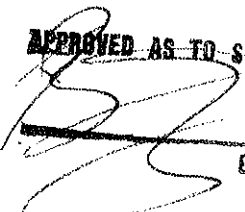
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 21, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 7, 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 Class V recycling facility; two additional special uses were granted to the subject property in Cal. Nos. 439-18-S and 441-18-S; a variation was granted to the subject property in Cal. No. 442-18-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, WM Organics Recycling, LLC, and the development is consistent with the design and layout of the site plan dated July of 2018, prepared by Andrews Engineering, Inc., the landscape plan dated August 10, 2018, prepared by Site Design Group, Ltd., and the elevations dated May 11, 2018, prepared by Cambridge Companies.

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

APPLICANT: WM Organics Recycling, LLC **CAL NO.:** 441-18-S
APPEARANCE FOR: Rich Toth **MINUTES OF MEETING:**
 September 21, 2018
APPEARANCE AGAINST: None
PREMISES AFFECTED: 4837-61 S. Kedzie / 3031-3157 W. 48th Place

NATURE OF REQUEST: Application for a special use to establish a transfer station for non-hazardous municipal solid waste.

**ACTION OF BOARD-
 APPLICATION APPROVED**

THE VOTE

RECEIVED

OCT 22 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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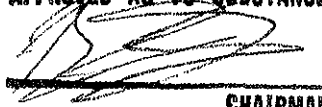
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held September 21, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 7, 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 transfer station for non-hazardous municipal solid waste; two additional special uses were granted to the subject property in Cal. Nos. 439-18-S and 440-18-S; a variation was granted to the subject property in Cal. No. 442-18-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, WM Organics Recycling, LLC, and the development is consistent with the design and layout of the site plan dated July of 2018, prepared by Andrews Engineering, Inc., the landscape plan dated August 10, 2018, prepared by Site Design Group, Ltd., and the elevations dated May 11, 2018, prepared by Cambridge Companies.

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

APPROVED AS TO SUBSTANCE

 CHAIRMAN

APPLICANT: WM Organics Recycling, LLC CAL NO.: 442-18-Z

APPEARANCE FOR: Rich Toth MINUTES OF MEETING:

September 21, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 4837-61 S. Kedzie Avenue / 3031-3157 W. 48th Place

NATURE OF REQUEST: Application for a variation to the Landscape Ordinance reducing the required number of interior trees from 106 to 23.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

RECEIVED
OCT 22 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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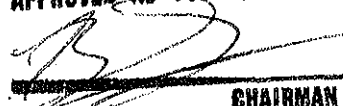
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 21, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 7, 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 a variation to the Landscape Ordinance reducing the required number of interior trees from 106 to 23; three special uses were granted to the subject property in Cal. Nos. 439-18-S, 440-18-S, and 441-18-S; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

APPLICANT: Metal Management Midwest, Inc.

CAL NO.: 443-18-S

APPEARANCE FOR: Nicholas Ftikas

MINUTES OF MEETING:
September 21, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 350 N. Artesian Avenue

NATURE OF REQUEST: Application for a special use to establish a Class IV-A recycling facility.

**ACTION OF BOARD-
APPLICATION APPROVED**

THE VOTE

RECEIVED

OCT 22 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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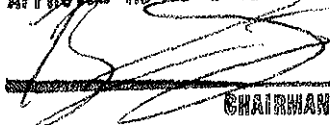
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held September 21, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 7, 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 Class IV-A recycling facility; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): provided the special use is issued solely to the applicant, Metal Management Midwest, Inc., and the development is consistent with the design and layout of the plans and drawings dated August 6, 2018, prepared by Axios Architects and Consultants.

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: Sleek Beauty Studio, LLC **CAL NO.:** 444-18-S
APPEARANCE FOR: Same as Applicant **MINUTES OF MEETING:**
 September 21, 2018
APPEARANCE AGAINST: None
PREMISES AFFECTED: 5701-03 W. Irving Park Road*

NATURE OF REQUEST: Application for a special use to expand an existing beauty salon.

**ACTION OF BOARD-
 APPLICATION APPROVED**

THE VOTE

RECEIVED
 OCT 24 2018
 CITY OF CHICAGO
 ZONING BOARD OF APPEALS

BLAKE SERCYE
 SHAINA DOAR
 SOL FLORES
 SAM TOIA
 AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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THE RESOLUTION:

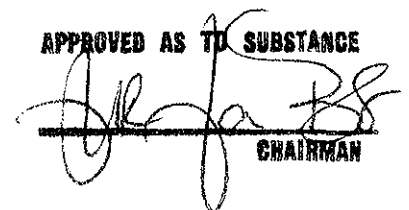
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 21, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 7, 2018; and

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 beauty salon; an additional special use was granted to the subject property in Cal. No. 445-18-S; 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, Sleek Beauty Studio, LLC.

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: Sleek Beauty Studio, LLC

CAL NO.: 445-18-S

APPEARANCE FOR: Same as Applicant

MINUTES OF MEETING:
September 21, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 5701-03 W. Irving Park Road

NATURE OF REQUEST: Application for a special use to establish a body art service (permanent make-up tattooing).

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

RECEIVED

OCT 22 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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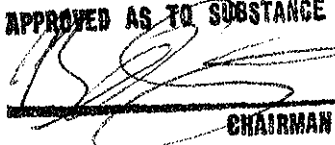
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 21, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 7, 2018; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a body art service (permanent make-up tattooing); an additional special use was granted to the subject property in Cal. No. 444-18-S; 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, Sleek Beauty Studio, 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: Wrightwood 1516, LLC

CAL NO.: 446-18-Z

APPEARANCE FOR: Thomas Moore

MINUTES OF MEETING:
September 21, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1516 W. Wrightwood Avenue

NATURE OF REQUEST: Application for a variation to reduce the rear setback from the required 36' to 2', west from 2.72' to zero, east setback from 2.72' to zero for a proposed bridge connection from the existing three-story, three dwelling unit building to a proposed garage roof deck on the existing four-car garage that serves the existing three-story, three dwelling unit building.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

RECEIVED

OCT 22 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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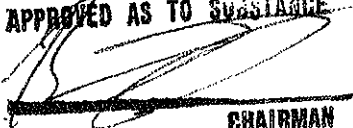
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 21, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 7, 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', west to zero, east setback to zero for a proposed bridge connection from the existing three-story, three dwelling unit building to a proposed garage roof deck on the existing four-car garage that serves the existing three-story, three dwelling unit building; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

APPLICANT: John Diedrich **CAL NO.:** 447-18-Z
APPEARANCE FOR: Thomas Moore **MINUTES OF MEETING:**
 September 21, 2018
APPEARANCE AGAINST: None
PREMISES AFFECTED: 3507 N. Bosworth Avenue

NATURE OF REQUEST: Application for a variation to reduce the rear setback from the required 34.65' to 2', south setback from 3' to 0.35' (north to be 0.62'), combined side setback from 7.5' to 0.97' for a rear two-story addition, a side open patio and an attached three car garage with roof deck.

**ACTION OF BOARD-
 VARIATION GRANTED**

THE VOTE

RECEIVED
 OCT 22 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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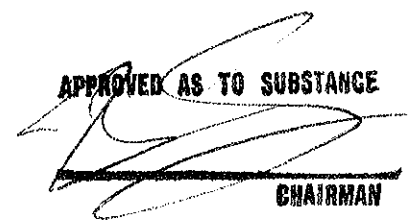
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 21, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 7, 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', south setback to 0.35' (north to be 0.62'), combined side setback to 0.97' for a rear two-story addition, a side open patio and an attached three car garage with roof deck; an additional variation was granted to the subject property in Cal. No. 448-18-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

APPLICANT: John Diedrich
APPEARANCE FOR: Thomas Moore
APPEARANCE AGAINST: None
PREMISES AFFECTED: 3507 N. Bosworth Avenue

CAL NO.: 448-18-Z

MINUTES OF MEETING:
 September 21, 2018

NATURE OF REQUEST: Application for a variation to reduce the rear yard open space from the minimum 301.64 square feet to 175.75 square feet for a proposed rear two-story addition, a side patio and an attached three-car garage with roof deck.

**ACTION OF BOARD-
 VARIATION GRANTED**

THE VOTE

RECEIVED

OCT 22 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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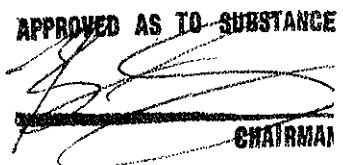
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 21, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 7, 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 175.75 square feet for a proposed rear two-story addition, a side patio and an attached three-car garage with roof deck; an additional variation was granted to the subject property in Cal. No. 447-18-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: Alicja Bochenek
APPEARANCE FOR: Thomas Moore
APPEARANCE AGAINST: None
PREMISES AFFECTED: 6062 N. Ottawa Avenue

CAL NO.: 449-18-Z

MINUTES OF MEETING:
September 21, 2018

NATURE OF REQUEST: Application for a variation to reduce the north setback from the required 10' to 2' for a proposed one story detached car garage with a covered roof patio connected to the existing rear attached screened sunroom and single family residence.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

RECEIVED

OCT 22 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 September 21, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 7, 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 north setback to 2' for a proposed one story detached car garage with a covered roof patio connected to the existing rear attached screened sunroom and single family residence; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Thomas Tague
APPEARANCE FOR: Same as Applicant
APPEARANCE AGAINST: None
PREMISES AFFECTED: 3800 N. Alta Vista Terrace*

CAL NO.: 450-18-Z

MINUTES OF MEETING:
September 21, 2018

NATURE OF REQUEST: Application for a variation to reduce the rear setback from the required 11.2' to zero, north setback from 2.68' to zero (south to be at zero for abutting a public street) for a proposed fence and rolling gate that shall be 7.75' in height at the rear of the existing two-story building.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

RECEIVED

OCT 22 2018

CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
RECUSED		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 21, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 7, 2018; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the rear setback to zero, north setback to zero (south to be at zero for abutting a public street) for a proposed fence and rolling gate that shall be 7.75' in height at the rear of the existing two-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.

*Sriveners Error

RECEIVED

OCT 22 2018

CITY OF CHICAGO
ZONING BOARD OF APPEALS

APPROVED AS TO SUBSTANCE

[Signature]
CHAIRMAN
 10-22-18

APPLICANT: Noah Properties, LLC
APPEARANCE FOR: Nicholas Ftikas
APPEARANCE AGAINST: None
PREMISES AFFECTED: 2339 W. Morse Avenue

CAL NO.: 451-18-S

MINUTES OF MEETING:
 September 21, 2018

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

**ACTION OF BOARD-
 APPLICATION APPROVED**

THE VOTE

RECEIVED
 OCT 22 2018
 CITY OF CHICAGO
 ZONING BOARD OF APPEALS

BLAKE SERCYE
 SHAINA DOAR
 SOL FLORES
 SAM TOIA
 AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		
X		

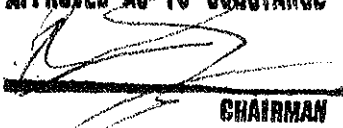
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 21, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 7, 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, five dwelling unit townhome building; two variations were granted to the subject property in Cal. Nos. 452-18-Z and 453-18-Z; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): provided the development is consistent with the design and layout of the plans and drawings dated June 6, 2018, prepared by Axios Architects and Consultants.

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

APPLICANT: Noah Properties, LLC

CAL NO.: 452-18-Z

APPEARANCE FOR: Nicholas Ftikas

MINUTES OF MEETING:
September 21, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2339 W. Morse Avenue

NATURE OF REQUEST: Application for a variation to reduce the north setback from 12' to 10', west setback 12' to 3' for a proposed three-story, five dwelling unit townhome building.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

RECEIVED

OCT 22 2018

CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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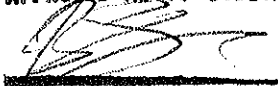
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 21, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 7, 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 north setback to 10', west setback to 3' for a proposed three-story, five dwelling unit townhome building; a special use and an additional variation were granted to the subject property in Cal. Nos. 451-18-S and 453-18-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: Noah Properties, LLC

CAL NO.: 453-18-Z

APPEARANCE FOR: Nicholas Ftikas

MINUTES OF MEETING:
September 21, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2339 W. Morse Avenue

NATURE OF REQUEST: Application for a variation to reduce the building separation setback from the required 30' to 26' for a proposed three-story, five dwelling unit town home building.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

RECEIVED

OCT 22 2018

CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		
X		

THE RESOLUTION:

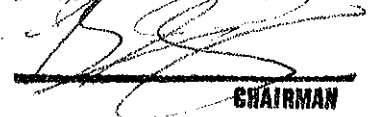
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 21, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 7, 2018; and

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 building separation setback to 26' for a proposed three-story, five dwelling unit town home building; a special use and an additional variation were granted to the subject property in Cal. Nos. 451-18-S and 452-18-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE


CHAIRMAN

APPLICANT: Noah Properties, LLC

CAL NO.: 454-18-S

APPEARANCE FOR: Nicholas Ftikas

MINUTES OF MEETING:
September 21, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 6911 N. Western 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

RECEIVED

OCT 22 2018

CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held September 21, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 7, 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; two variations were granted to the subject property in Cal. Nos. 455-18-Z and 456-18-Z; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): provided the development is consistent with the design and layout of the plans and drawings dated June 6, 2018, prepared by Axios Architects and Consultants.

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

APPROVED AS TO SUBSTANCE



CHAIRMAN

APPLICANT: Noah Properties, LLC

CAL NO.: 455-18-Z

APPEARANCE FOR: Nicholas Ftikas

MINUTES OF MEETING:
September 21, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 6911 N. Western Avenue

NATURE OF REQUEST: Application for a variation to reduce the required minimum lot area by an amount not less than 90% from 6,000 square feet to 5,910.84 square feet for a proposed three-story, six dwelling unit building.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

RECEIVED

OCT 22 2018

CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		
X		

THE RESOLUTION:

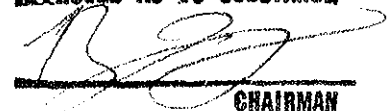
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 21, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 7, 2018; and

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 minimum lot area by an amount not less than 90% from 6,000 square feet to 5,910.84 square feet for a proposed three-story, six dwelling unit building; a special use and an additional variation were granted to the subject property in Cal. Nos. 454-18-S and 456-18-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE


CHAIRMAN

APPLICANT: Noah Properties, LLC

CAL NO.: 456-18-Z

APPEARANCE FOR: Nicholas Ftikas

MINUTES OF MEETING:
September 21, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 6911 N. Western Avenue

NATURE OF REQUEST: Application for a variation to increase the maximum area for an accessory building by no more than 10% from the allowed 985.14 square feet to 1,020 square feet for a proposed detached garage to serve a proposed three-story, six dwelling unit building.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

RECEIVED

OCT 22 2018

CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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X		
X		
X		

THE RESOLUTION:

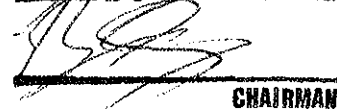
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 21, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 7, 2018; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to increase the maximum area for an accessory building by no more than 10% to 1,020 square feet for a proposed detached garage to serve a proposed three-story, six dwelling unit building; a special use and an additional variation were granted to the subject property in Cal. Nos. 454-18-S and 455-18-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: Noah Properties, LLC

CAL NO.: 457-18-S

APPEARANCE FOR: Nicholas Ftikas

MINUTES OF MEETING:
September 21, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 6915 N. Western Avenue

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

**ACTION OF BOARD-
APPLICATION APPROVED**

THE VOTE

RECEIVED

OCT 22 2018

CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		
X		

THE RESOLUTION:


WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 21, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 7, 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, five dwelling unit building; three variations were granted to the subject property in Cal. Nos. 458-18-Z, 459-18-Z, and 460-18-Z; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): provided the development is consistent with the design and layout of the plans and drawings dated June 6, 2018, prepared by Axios Architects and Consultants.

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

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Noah Properties, LLC **CAL NO.:** 458-18-Z
APPEARANCE FOR: Nicholas Ftikas **MINUTES OF MEETING:**
September 21, 2018
APPEARANCE AGAINST: None
PREMISES AFFECTED: 6915 N. Western Avenue

NATURE OF REQUEST: Application for a variation to reduce the south setback from the required 12' to 10.58', west setback from 12' to 4.16' for a proposed three-story, six dwelling unit building.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

RECEIVED

OCT 22 2018

CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 21, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 7, 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 south setback to 10.58', west setback to 4.16' for a proposed three-story, six dwelling unit building; a special use and two additional variations were granted to the subject property in Cal. Nos. 457-18-S, 459-18-Z, and 460-18-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: Noah Properties, LLC

CAL NO.: 459-18-Z

APPEARANCE FOR: Nicholas Ftikas

MINUTES OF MEETING:
September 21, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 6915 N. Western Avenue

NATURE OF REQUEST: Application for a variation to reduce the building separation setback from the required 30' to 26' for a proposed three-story, five dwelling unit townhome building.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

RECEIVED

OCT 22 2018

CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
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X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 21, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 7, 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 building separation setback to 26' for a proposed three-story, five dwelling unit townhome building; a special use and two additional variations were granted to the subject property in Cal. Nos. 457-18-S, 458-18-Z, and 460-18-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: Noah Properties, LLC

CAL NO.: 460-18-Z

APPEARANCE FOR: Nicholas Ftikas

MINUTES OF MEETING:

September 21, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 6915 N. Western Avenue

NATURE OF REQUEST: Application for a variation to reduce the required landscape setback from the required 7' to 4' for two proposed townhouse buildings.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

RECEIVED

OCT 22 2018

CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		
X		

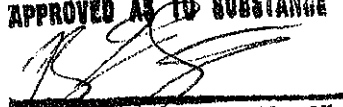
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 21, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 7, 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 landscape setback to 4' for two proposed townhouse buildings; a special use and two additional variations were granted to the subject property in Cal. Nos. 457-18-S, 458-18-Z, and 459-18-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

APPLICANT: Fort Sumter, LLC

CAL NO.: 461-18-S

APPEARANCE FOR: Sara Barnes

MINUTES OF MEETING:
September 21, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1220 N. Bosworth Avenue

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

**ACTION OF BOARD-
APPLICATION APPROVED**

THE VOTE

RECEIVED

OCT 22 2018

CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		
X		


THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 21, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 7, 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, ten dwelling unit building; two variations were granted to the subject property in Cal. Nos. 462-18-Z and 463-18-Z; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): provided the development is consistent with the design and layout of the plans and drawings dated June 27, 2018, prepared by Space Architects and Planners. (All masonry to be brick or limestone, or a combination thereof.)

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: Fort Sumter, LLC

CAL NO.: 462-18-Z

APPEARANCE FOR: Sara Barnes

MINUTES OF MEETING:
September 21, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1220 N. Bosworth Avenue

NATURE OF REQUEST: Application for a variation to reduce the rear setback from the required 30' to 2.17' for a proposed three-story, ten dwelling unit building.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

RECEIVED

OCT 22 2018

CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		
X		

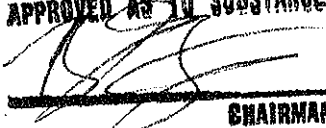
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 21, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 7, 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 2.17' for a proposed three-story, ten dwelling unit building; a special use and an additional variation were granted to the subject property in Cal. Nos. 461-18-S and 463-18-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

APPLICANT: Fort Sumter, LLC

CAL NO.: 463-18-Z

APPEARANCE FOR: Sara Barnes

MINUTES OF MEETING:
September 21, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1220 N. Bosworth Avenue

NATURE OF REQUEST: Application for a variation to reduce the lot area per dwelling unit from the required 1,000 square feet to 912.19 square feet for a proposed three-story, ten dwelling unit building.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

RECEIVED

OCT 22 2018

CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held September 21, 2018 after due notice thereof as provided under Section 17-13-01,07B and by publication in the Chicago Sun-Times on September 7, 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 lot area per dwelling unit to 912.19 square feet for a proposed three-story, ten dwelling unit building; a special use and an additional variation were granted to the subject property in Cal. Nos. 461-18-S and 462-18-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 CHAIRMAN
[Signature]
CHAIRMAN

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

APPLICANT: Fort Sumter, LLC

CAL NO.: 464-18-S

APPEARANCE FOR: Sara Barnes

MINUTES OF MEETING:
September 21, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1228 N. Bosworth Avenue

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

**ACTION OF BOARD-
APPLICATION APPROVED**

THE VOTE

RECEIVED

OCT 22 2018

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
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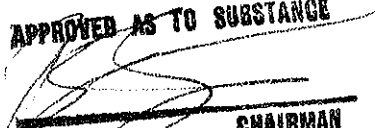
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 21, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 7, 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 four-story, eight dwelling unit building; a variation and an additional special use were granted to the subject property in Cal. Nos. 465-18-Z and 466-18-S; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): provided the development is consistent with the design and layout of the plans and drawings dated June 27, 2018, prepared by Space Architects and Planners. (All masonry to be brick or limestone, or a combination thereof.)

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: Fort Sumter, LLC

CAL NO.: 465-18-Z

APPEARANCE FOR: Sara Barnes

MINUTES OF MEETING:
September 21, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1228 N. Bosworth Avenue

NATURE OF REQUEST: Application for a variation to reduce the minimum lot area per dwelling unit from the required 1,000 square feet to 903.24 square feet for a proposed four-story, eight dwelling unit building.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

RECEIVED

OCT 22 2018

CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 21, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 7, 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 minimum lot area per dwelling unit to 903.24 square feet for a proposed four-story, eight dwelling unit building; two special uses were granted to the subject property in Cal. Nos. 464-18-S and 466-18-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: Fort Sumter, LLC

CAL NO.: 466-18-S

APPEARANCE FOR: Sara Barnes

MINUTES OF MEETING:
September 21, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1228 N. Bosworth Avenue

NATURE OF REQUEST: Application for a special use to establish an off-site required accessory parking lot with one parking space to meet the parking requirement for a proposed residential building at 1220 N. Bosworth.

**ACTION OF BOARD-
APPLICATION APPROVED**

THE VOTE

RECEIVED

OCT 24 2018

CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 21, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 7, 2018; and

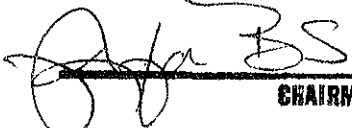
WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish an off-site required accessory parking lot with one parking space to meet the parking requirement for a proposed residential building at 1220 N. Bosworth; a variation and an additional special use were granted to the subject property in Cal. Nos. 464-18-Z* and 465-18-S; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): provided the development is consistent with the design and layout of the plans and drawings dated June 27, 2018, prepared by Space Architects and Planners. (All masonry to be brick or limestone, or a combination thereof.)

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

APPLICANT: Fort Sumter, LLC

CAL NO.: 467-18-S

APPEARANCE FOR: Sara Barnes

MINUTES OF MEETING:
September 21, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1232 N. Bosworth Avenue

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

**ACTION OF BOARD-
APPLICATION APPROVED**

THE VOTE

RECEIVED

OCT 22 2018

CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		
X		


THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held September 21, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 7, 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 four-story, eight dwelling unit building; a variation and an additional special use were granted to the subject property in Cal. Nos. 468-18-Z and 469-18-S; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): provided the development is consistent with the design and layout of the plans and drawings dated June 27, 2018, prepared by Space Architects and Planners. (All masonry to be brick or limestone, or a combination thereof.)

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: Fort Sumter, LLC

CAL NO.: 468-18-Z

APPEARANCE FOR: Sara Barnes

MINUTES OF MEETING:
September 21, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1232 N. Bosworth Avenue

NATURE OF REQUEST: Application for a variation to reduce the minimum lot area per dwelling unit from the required 1,000 square feet to 903.24 square feet for a proposed four story, eight dwelling unit building.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

RECEIVED

OCT 22 2018

CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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X		

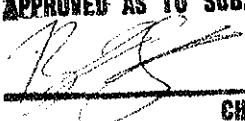
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 21, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 7, 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 minimum lot area per dwelling unit to 903.24 square feet for a proposed four story, eight dwelling unit building; two special uses were granted to the subject property in Cal. Nos. 467-18-S and 469-18-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: Fort Sumter, LLC

CAL NO.: 469-18-S

APPEARANCE FOR: Sara Barnes

MINUTES OF MEETING:

September 21, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1232 N. Bosworth Avenue

NATURE OF REQUEST: Application for a special use to establish an off-site required accessory parking lot with one parking space to meet the parking requirement for a residential building located at 1220 N. Bosworth Avenue.

**ACTION OF BOARD-
APPLICATION APPROVED**

THE VOTE

RECEIVED

OCT 22 2018

CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
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X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 21, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 7, 2018; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish an off-site required accessory parking lot with one parking space to meet the parking requirement for a residential building located at 1220 N. Bosworth Avenue unit building; a variation and an additional special use were granted to the subject property in Cal. Nos. 468-18-Z and 467-18-S; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): provided the development is consistent with the design and layout of the plans and drawings dated June 27, 2018, prepared by Space Architects and Planners. (All masonry to be brick or limestone, or a combination thereof.)

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

APPROVED AS TO SUBSTANCE
[Signature]
CHAIRMAN

APPLICANT: Fort Sumter, LLC

CAL NO.: 470-18-S

APPEARANCE FOR: Sara Barnes

MINUTES OF MEETING:
September 21, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1238 N. Bosworth Avenue

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

**ACTION OF BOARD-
APPLICATION APPROVED**

THE VOTE

RECEIVED

OCT 22 2018

CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		X
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X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 21, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 7, 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 four-story, eight dwelling unit building; two variations and an additional special use were granted to the subject property in Cal. Nos. 471-18-Z, 472-18-Z, and 473-18-S; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): provided the development is consistent with the design and layout of the plans and drawings dated June 27, 2018, prepared by Space Architects and Planners. (All masonry to be brick or limestone, or a combination thereof.)

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

APPROVED AS TO SUBSTANCE
[Signature]
CHAIRMAN

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

APPLICANT: Fort Sumter, LLC

CAL NO.: 471-18-Z

APPEARANCE FOR: Sara Barnes

MINUTES OF MEETING:
September 21, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1238 N. Bosworth Avenue

NATURE OF REQUEST: Application for a variation to reduce the front setback from the required 5.29' to 0.5', north setback from 2' to 1.67' for a proposed four-story, eight dwelling unit building.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

RECEIVED

OCT 22 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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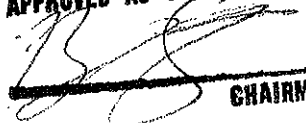
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 21, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 7, 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 0.5', north setback to 1.67' for a proposed four-story, eight dwelling unit building; two special uses and an additional variation were granted to the subject property in Cal. Nos. 470-18-S, 473-18-S, and 472-18-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: Fort Sumter, LLC

CAL NO.: 472-18-Z

APPEARANCE FOR: Sara Barnes

MINUTES OF MEETING:
September 21, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1238 N. Bosworth Avenue

NATURE OF REQUEST: Application for a variation to reduce the minimum lot area per dwelling unit from 1,000 square feet to 900.68 square feet for a proposed four-story, eight dwelling unit building.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

RECEIVED

OCT 22 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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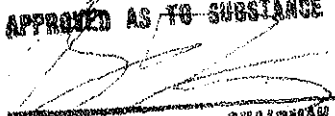
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 21, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 7, 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 minimum lot area per dwelling unit to 900.68 square feet for a proposed four-story, eight dwelling unit building; two special uses and an additional variation were granted to the subject property in Cal. Nos. 470-18-S, 473-18-S, and 471-18-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

APPLICANT: Fort Sumter, LLC

CAL NO.: 473-18-S

APPEARANCE FOR: Sara Barnes

MINUTES OF MEETING:
September 21, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1238 N. Bosworth Avenue

NATURE OF REQUEST: Application for a special use to establish an off-site required accessory parking lot with one parking space to meet the parking requirement for a residential building at 1220 N. Bosworth Avenue.

**ACTION OF BOARD-
APPLICATION APPROVED**

THE VOTE

RECEIVED

OCT 22 2018

CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		
X		

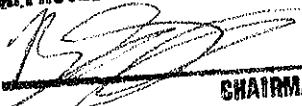
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 21, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 7, 2018; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: the applicant shall be permitted to establish an off-site required accessory parking lot with one parking space to meet the parking requirement for a residential building at 1220 N. Bosworth Avenue; two variations and an additional special use were granted to the subject property in Cal. Nos. 471-18-Z, 472-18-Z, and 470-18-S; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): provided the development is consistent with the design and layout of the plans and drawings dated June 27, 2018, prepared by Space Architects and Planners. (All masonry to be brick or limestone, or a combination thereof.)

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: Youngin Kim

CAL NO.: 474-18-Z

APPEARANCE FOR: John Pikarski

MINUTES OF MEETING:
September 21, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 717 S. Carpenter Street

NATURE OF REQUEST: Application for a variation to reduce the rear setback from the required 31.46' to 27.29' for a proposed garage roof deck and new bridge connecting the rear open porch to the roof deck on the existing detached garage.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

RECEIVED

OCT 22 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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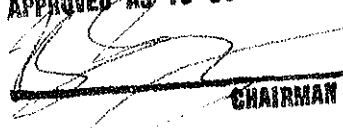
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 21, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 7, 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 27.29' for a proposed garage roof deck and new bridge connecting the rear open porch to the roof deck on the existing detached 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

APPLICANT: Brian Van Klompenberg

CAL NO.: 475-18-Z

APPEARANCE FOR: John Pikarski

MINUTES OF MEETING:
September 21, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2614 N. Greenview Avenue

NATURE OF REQUEST: Application for a variation to reduce the rear setback from the required 34.5' to zero for a proposed rear one-story addition with roof walkway and an unenclosed stair way to access the garage roof deck on the existing three-story, single family residence.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

RECEIVED

OCT 22 2018

CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

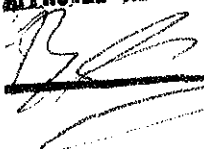
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 21, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 7, 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 rear one-story addition with roof walkway and an unenclosed stair way to access the garage roof deck on the existing three-story, single family residence; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

APPLICANT: Ju Joh

CAL NO.: 476-18-Z

APPEARANCE FOR: John Pikarski

MINUTES OF MEETING:
September 21, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 826 W. Oakdale Avenue

NATURE OF REQUEST: Application for a variation to reduce the rear yard setback from the required 30' to zero, west setback from 2' to zero (east to be 2.9'), combined side setback from 5' to 2.9', setback for enclosed garages from the rear property line from 2' to zero for a proposed attached garage addition with interior stairway and rooftop stair enclosure and roof deck.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

RECEIVED

OCT 22 2018

CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

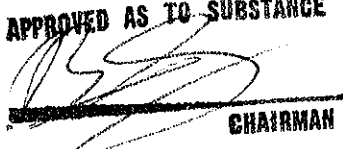
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 21, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 7, 2018; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the rear yard setback to zero, west setback to zero (east to be 2.9'), combined side setback 2.9', setback for enclosed garages from the rear property line to zero for a proposed attached garage addition with interior stairway and rooftop stair enclosure and roof deck; an additional variation was granted to the subject property in Cal. No. 477-18-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

APPLICANT: Ju Joh

CAL NO.: 477-18-Z

APPEARANCE FOR: John Pikarski

MINUTES OF MEETING:
September 21, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 826 W. Oakdale Avenue

NATURE OF REQUEST: Application for a variation to increase the preexisting floor area by no more than 2.7% (153.15 square feet) from 5,768.13 square feet to 5,921.28 square feet for a proposed rear attached garage addition with interior stairway, rooftop stair enclosure and roof deck.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

RECEIVED

OCT 22 2018

CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

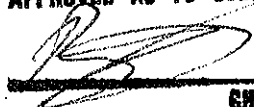
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 21, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 7, 2018; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to increase the preexisting floor area by no more than 2.7% (153.15 square feet) from 5,768.13 square feet to 5,921.28 square feet for a proposed rear attached garage addition with interior stairway, rooftop stair enclosure and roof deck; an additional variation was granted to the subject property in Cal. No. 476-18-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: 1730 W. Greenleaf Inc.
APPEARANCE FOR: Thomas Moore
APPEARANCE AGAINST: None
PREMISES AFFECTED: 1730 W. Greenleaf

CAL NO.: 478-18-Z

MINUTES OF MEETING:
September 21, 2018

NATURE OF REQUEST: Application for a variation to reduce the rear setback from the required 30' to 9' for a proposed third and fourth story addition to an existing two-story community center to be converted to a residential use building with twenty dwelling units and ten efficiency units.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

RECEIVED

OCT 22 2018

CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
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X		
X		
X		
X		

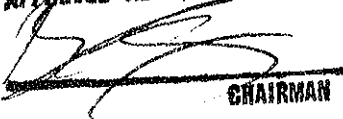
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 21, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 7, 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 9' for a proposed third and fourth story addition to an existing two-story community center to be converted to a residential use building with twenty dwelling units and ten efficiency units; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: PUPS Pet Club, LLC-Series 1624 W. Division CAL NO.: 479-18-S

APPEARANCE FOR: Nicholas Ftikas MINUTES OF MEETING: September 21, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1624 W. Division Street

NATURE OF REQUEST: Application for a special use to establish an overnight animal boarding shelter (kennel).

ACTION OF BOARD- APPLICATION APPROVED

THE VOTE

RECEIVED

OCT 22 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 affirmative votes for Blake Sercye, Shaina Doar, Sol Flores, Sam Toia, and Amanda Williams.

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 21, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 7, 2018; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: the applicant shall be permitted to establish an overnight animal boarding shelter (kennel); 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 PUPS Pet Club, LLC - Series 1624 W Division.

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

APPROVED AS TO SUBSTANCE [Signature] CHAIRMAN

APPLICANT: Cold Spring Properties, LLC

CAL NO.: 480-18-Z

APPEARANCE FOR: Tyler Manic

MINUTES OF MEETING:
September 21, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3415 N. Damen Avenue

NATURE OF REQUEST: Application for a variation to increase the maximum area of an accessory building from 525.49 square feet to 577.49 square feet for a proposed three-car garage with rooftop deck and metal stairs.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

RECEIVED

OCT 22 2018

CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		


THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held September 21, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 7, 2018; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to increase the maximum area of an accessory building to 577.49 square feet for a proposed three-car garage with rooftop deck and metal stairs; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

APPLICANT: SNS Realty Group, LLC

CAL NO.: 481-18-Z

APPEARANCE FOR: Thomas Moore

MINUTES OF MEETING:
September 21, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 4024 N. Lincoln Avenue

NATURE OF REQUEST: Application for a variation to reduce the rear setback from the required 30' to 12' for a proposed four-story, twelve dwelling unit building with retail spaces and an attached twelve car garage.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

RECEIVED

OCT 22 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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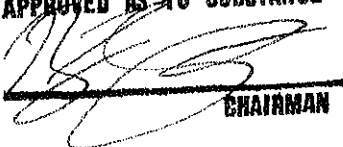
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held September 21, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 7, 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 12' for a proposed four-story, twelve dwelling unit building with retail spaces and an attached twelve car garage; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Mark Geary d/b/a Tight Five Productions

CAL NO.: 482-18-Z

APPEARANCE FOR: Same as Applicant

MINUTES OF MEETING:
September 21, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2040 N. Milwaukee Avenue

NATURE OF REQUEST: Application for a variation to establish a public place of amusement license to provide a live theater and performing arts venue which is located within 125' of a residential district.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

RECEIVED

OCT 22 2018

CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
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X		
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		X
X		

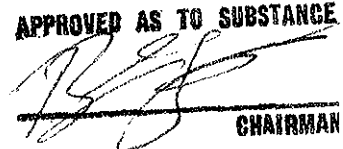
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 21, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 7, 2018; and

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

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

APPLICANT: Raina Stony, LLC

CAL NO.: 483-18-S

APPEARANCE FOR: Nicholas Ftikas

MINUTES OF MEETING:
September 21, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 7013 S. Stony Island Avenue

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-
APPLICATION APPROVED**

THE VOTE

RECEIVED

OCT 22 2018

CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
RECUSED		
X		
X		
RECUSED		
X		


THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held September 21, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 7, 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 one-lane drive through to serve a proposed fast food restaurant; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): provided the development is consistent with the design and layout of the floor plan and elevations dated June 29, 2018, as well as the site and landscape plans dated September 4, 2018, all prepared by Nick Scarlatis & Associates, Ltd.

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

APPLICANT: The Church of Pentecostal USA Inc. Greater North Assembly

CAL NO.: 484-18-S

APPEARANCE FOR: Paul Kolpak

MINUTES OF MEETING:
September 21, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 5326-30 N. Kedzie Avenue

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

ACTION OF BOARD-

Continued to October 19, 2018 at 2:00 p.m.

THE VOTE

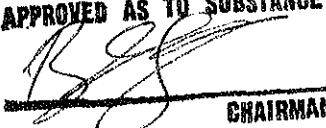
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OCT 22 2018

CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: The Church of Pentecostal USA Inc.Greater North Assembly

CAL NO.: 485-18-S

APPEARANCE FOR: Paul Kolpak

MINUTES OF MEETING:
September 21, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 5315-19 N. Kedzie Avenue

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

ACTION OF BOARD-

Continued to October 19, 2018 at 2:00 p.m.

THE VOTE

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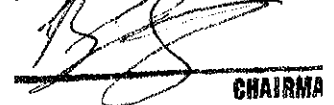
OCT 22 2018

CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: The Church of Pentecostal USA Inc.Greater North Assembly

CAL NO.: 486-18-Z

APPEARANCE FOR: Paul Kolpak

MINUTES OF MEETING:
September 21, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 5315-19 N. Kedzie Avenue

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

ACTION OF BOARD-
Continued to October 19, 2018 at 2:00 p.m.

THE VOTE

RECEIVED

OCT 22 2018

CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
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X		
X		

APPROVED AS TO SUBSTANCE

CHAIRMAN

ZONING BOARD OF APPEALS
CITY OF CHICAGO

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



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OCT 22 2018

CITY OF CHICAGO
ZONING BOARD OF APPEALS

487-18-Z & 488-18-Z
CALENDAR NUMBERS

September 21, 2018
HEARING DATE

Marc Lifshin
APPLICANT

1921 N. Wolcott Avenue
PREMISES AFFECTED

ACTION OF BOARD

The application for the variation to reduce the rear, south side and combined side setbacks is denied. The application for the variation to increase the maximum permitted building height is approved.

THE VOTE (REAR & SIDE SETBACKS)

	AFFIRMATIVE	NEGATIVE	ABSENT
Blake Sercye	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Shaina Doar	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sol Flores	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sam Toia	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Amanda Williams	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

THE VOTE (INCREASE MAXIMUM PERMITTED HEIGHT)

	AFFIRMATIVE	NEGATIVE	ABSENT
Blake Sercye	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Shaina Doar	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sol Flores	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sam Toia	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Amanda Williams	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**FINDINGS OF THE ZONING BOARD OF APPEALS
IN THE MATTER OF THE VARIATION APPLICATIONS FOR 1921 N.
WOLCOTT AVENUE BY MARC LIFSHIN**

I. BACKGROUND

Marc Lifshin (the "Applicant") submitted a variation application for 1921 N. Wolcott (the "subject property"). The subject property consists of two lots, both of which are improved with single-family residences. The Applicant and his family currently reside in the single-family residence on the south side of the subject property (the "home"). The subject property is currently zoned RS-3. The Applicant proposed to raze the single-family residence on the north side of the subject property and construct a new two-story addition to his home. In addition, the Applicant proposed to construct a new raised patio,

APPROVED AS TO SUBSTANCE

CHAIRMAN

new single-car garage, and a new accessory storage shed at the rear of the north side of the subject property. To permit this new construction, the Applicant sought variations to: (1) reduce the rear setback from the required 35.28' to 1.83', south side setback from 4' to 0' (north to be 0.33') and combined side setback from 10' to 0.33'; and (2) increase the maximum permitted height from 30' to 30.7'

II. PUBLIC HEARING

A. The Hearing

The ZONING BOARD OF APPEALS held a public hearing on the Applicant's variation application at its regular meeting held on September 21, 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*. In accordance with the ZONING BOARD OF APPEALS' Rules of Procedure, the Applicant had submitted his proposed Findings of Fact. The Applicant's wife Ms. Ashley Proctor and attorney Ms. Ximena Castro were present. The Applicant's architect Mr. Rico Ramos was also present. The statements and testimony given during the public hearing were given in accordance with the ZONING BOARD OF APPEALS' Rules of Procedure.

The Applicant's attorney Ms. Ximena Castro explained to the ZONING BOARD OF APPEALS that the subject property is currently improved with two two-story residences. She stated the addresses for these residences were currently 1921 N. Wolcott and 1923 N. Wolcott. She stated that the Applicant intended to demolish the residence at 1923 N. Wolcott so he could erect a two-story addition to his home.

The Applicant's wife Ms. Ashley Proctor testified in support of the applications.

The Applicant's architect Mr. Rico Ramos testified in support of the applications.

The ZONING BOARD OF APPEALS asked Ms. Castro to explain the hardship in this matter.

Ms. Castro stated that the Applicant had constructed his home at 1921 N. Wolcott and at that time, the property at 1923 N. Wolcott was not part of the equation. She stated that subsequently, the Applicant acquired the property at 1923 N. Wolcott. She stated the Applicant was seeking the variations so that the Applicant could have one single-family home on the subject property. She stated that the request to increase the height was particularly needed so that the proposed single-family home was not lopsided and the floors were level throughout.

The ZONING BOARD OF APPEALS agreed with Ms. Castro that the request to increase the height was necessary and in fact alleviated a hardship. However, the ZONING BOARD OF APPEALS stated that it did not understand how a rear raised patio and a rear accessory shed were a hardship.

In response to this, Mr. Ramos testified that the Applicant would like to provide more space for his children to play. He testified that Wolcott at this location was a congested street. He testified that the raised rear patio allows the Applicant to expand his existing patio at 1921 N. Wolcott. He testified that the rear accessory shed allows extra storage space for the Applicant's children to store toys as well as providing protection from the alley.

In response to questions by the ZONING BOARD OF APPEALS, Mr. Ramos acknowledged that the Applicant could provide fences without seeking relief from the ZONING BOARD OF APPEALS but that the Applicant had wanted more storage space as well as an extra car bay. He further acknowledged that if the ZONING BOARD OF APPEALS denied the Applicant's request, the Applicant would be limited to erecting a fence at the back of the subject property and his existing two-car detached garage at 1921 N. Wolcott.

Ms. Castro again stated that the Applicant was attempting to ensure continuity between the home and the proposed two-story addition. She stated that the existing patio of the home was about 7' higher than the patio of the residence at 1923 N. Wolcott. She stated that there would therefore be an extreme drop between the patio of the current home and the yard of 1923 N. Wolcott.

The ZONING BOARD OF APPEALS agreed that such continuity was necessary and that the Applicant's request to increase the maximum building height would allow for such continuity. It stated, however, that it was trying to understand the difference between a hardship and the Applicant's convenience or desire with respect to the request to reduce the rear and side setbacks. It noted that if there is a height difference in deck height, such difference can be accommodated with stairs or a ramp.

In response to further questions from the ZONING BOARD OF APPEALS, Mr. Ramos testified that the rear yard of 1923 N. Wolcott was currently concrete. He testified that said rear yard was at a different level than the rear yard of 1921 N. Wolcott.

The ZONING BOARD OF APPEALS then asked if the Applicant's hardship with respect to the rear raised patio was self-created, in that 1923 N. Wolcott was directly adjacent to the Applicant's home. It further asked that in purchasing 1923 N. Wolcott had the Applicant given any thought to how the Applicant would achieve its design desires without requesting variations.

Ms. Castro again reiterated that the Applicant was attempting to create continuity between the home and the proposed addition, as the 1921 and 1923 N. Wolcott were not level.

Mr. Ramos testified that there is a considerable depression from 1921 N. Wolcott to 1923 N. Wolcott and that the Applicant has young children. He testified that the Applicant's goal was therefore to keep the patio level.

In response to questions by the ZONING BOARD OF APPEALS, Mr. Ramos testified that the existing patio at 1921 N. Wolcott was currently above ground. He testified that such existing patio was very small and it was currently a play area for the Applicant's children. The Applicant wished to expand this play area but felt that going down about 5' or approximately 6 steps posed a risk for his children.

He then testified that the request to reduce the rear setback was necessitated by the new raised rear patio. He testified that the request to reduce the side setback was due to the new accessory storage shed and new garage.

In response to questions from the ZONING BOARD OF APPEALS, Mr. Ramos testified that the rear yard of 1923 N. Wolcott was lower than the alley. He testified that the proposed rear patio at 1923 N. Wolcott would be 3'6" above the alley. He testified that the height of the proposed fence would be 5'.

Ms. Castro stated that the proposed variations would not be detrimental to the public welfare as they would be making a safe environment for the Applicant's family.

B. Criteria for a Variation

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

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

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

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

III. FINDINGS OF FACT.

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

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

If the Applicant had to strictly comply with the regulations and standards of the Chicago Zoning Ordinance with respect to maximum permitted building height, this would create practical difficulties or particular hardships for the subject property in that the floors of the Applicant's proposed two-story addition would not be level with the floors of the Applicant's home.

However, as discussed in more detail below, there are no such practical difficulties or particular hardships with respect to the Applicant's request to reduce the rear yard, south side yard and combined side yard setbacks. Instead, such request stems from the Applicant's desire to expand his raised rear patio, construct a new shed and construct a new one car detached garage.

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

The request to increase the maximum permitted building height: (1) maintains orderly and compatible land use and development patterns pursuant to Section 17-1-0508 of the Chicago Zoning Ordinance; (2) protects the character of established residential neighborhoods pursuant to Section 17-1-0503 of the Chicago Zoning Ordinance; and (3) maintains a range of housing choices and options pursuant to Section 17-1-0512 of the Chicago Zoning Ordinance.

However, the request to reduce the rear yard, south side yard and combined side yard setbacks does not maintain orderly and compatible land use and development patterns pursuant to Section 17-1-0508 of the Chicago Zoning Ordinance in that such request does not meet all criteria necessary for a variation as set forth in the Chicago Zoning Ordinance.

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

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

As the Applicant will continue to own and he and his family will continue to reside at the subject property, reasonable return in this instance is in terms of livability or lifestyle. Without the requested variation to increase the maximum permitted building height, the floors of the Applicant's proposed two-story addition would not be level with the floors of the Applicant's home. This would make the subject property unlivable and thus incapable of yielding a reasonable rate of return.

However, the Applicant is perfectly capable of living at the subject property without an expanded raised rear patio, new accessory storage shed and new one-car garage. As shown by the plans, the Applicant already has a detached two-car garage. Further, and as acknowledged by Mr. Ramos, there are alternative design choices available in this instance, such as having steps to connect a lower raised rear patio at 1923 N. Wolcott with the existing raised patio at 1921 N. Wolcott. Six steps between one level of a patio to another level does not make a property unlivable. Similarly, erecting a privacy fence rather than constructing an additional one car garage and an accessory storage shed also does not make a property unlivable. Moreover, without the request to reduce the rear yard setback for the expanded raised rear patio, it is unclear if the Applicant would still need side setback relief to erect either the accessory storage shed or the one-car garage.¹ The ZONING BOARD OF APPEALS notes that while both structures are unpermitted obstructions in side yard setbacks, they are permitted obstructions in rear yard required setbacks.²

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

The practical difficulties or particular hardships caused by the need to ensure that the floors of the Applicant's proposed two-story addition match the floors of the

¹ See Section 17-17-02157 of the Chicago Zoning Ordinance (especially the figure depicted in such section) for further clarification.

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

Applicant's home are due to the unique circumstance of the existing height of the Applicant's home and are not generally applicable to other residential property.

To the extent to which one may classify a desire for an expanded raised rear patio, a new accessory storage shed and a new one car garage a practical difficulty or particular hardship, such hardship or difficulty is not a unique circumstance. Instead, such a desire is generally applicable to any owner of residential property, in that an owner of residential property generally would like expanded storage and expanded patio space.

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

1923 N. Wolcott is currently improved with a two-story single-family residence. The variation to increase the maximum permitted building height will allow the Applicant to raze this single-family residence and instead erect a two-story addition to his home. This will not change the essential character of the neighborhood as the subject property will remain residential and will remain improved with a two-story structure.

However, the request to reduce the rear yard setback, the south side yard and combined side yard setback will alter the essential character of the neighborhood. As shown by the boundary survey submitted in the Applicant's proposed Findings of Fact, a large raised rear patio would be out of character with the rest of the block.

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

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

With respect to the request to increase the maximum permitted building height, the particular topographical condition of the subject property – that is to say, the existing height of the home – would result in particular hardship upon the Applicant as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out, as the floors of the Applicant's two-story addition would not be level with the floors of the Applicant's existing home.

However, with respect to the request to reduce the rear yard, south side yard and combined side yard setbacks, the fact that the rear yard of 1923 N. Wolcott is not

level with the rear yard of 1921 N. Wolcott results in mere inconvenience, if the strict letter of the regulations were carried out. As Mr. Ramos testified, if the Applicant were not granted the reduction to the rear yard setback, the Applicant would have to provide stairs to connect the existing raised rear patio at 1921 N. Wolcott with a lower patio at 1923 N. Wolcott. Such stairs, as Mr. Ramos further testified, would be about 5' in height and would have six steps. The ZONING BOARD OF APPEALS does not agree with the Applicant that such steps pose a risk to children and are therefore a hardship; instead the ZONING BOARD OF APPEALS finds that having a multi-level patio is a mere inconvenience. In the event that the denial of the variation to reduce the rear yard, south side yard and combined side yard setback makes the Applicant unable to build his accessory storage shed and additional one-car garage, the ZONING BOARD OF APPEALS also finds such inability also a mere inconvenience as the Applicant already has a two-car garage.

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

With respect to the variation to increase the maximum permitted building height, the need to ensure that the floors of the Applicant's proposed two-story addition match the floors of the Applicant's home is not a condition generally applicable to other property within the RS-3 zoning classification.

However, with respect to the variation to reduce the rear setback, the south side yard setback and the combined yard setback, the desire to have a large single level raised rear patio, an accessory storage shed and a one-car garage is a condition generally applicable to other property within the RS-3 zoning classification.

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

As the Applicant and his family currently reside at the subject property and will continue to reside at the subject property after the Applicant constructs the proposed two-story addition, the purpose of the variations is not based exclusively upon a desire to make more money out of the subject property.

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

The Applicant constructed the home prior to acquiring 1923 N. Wolcott. Therefore, the practical difficulty created by the existing height of the home – that is, the need to increase the maximum permitted building height so that the floors

of the Applicant's proposed addition match the floors of the Applicant's home – was not created by the Applicant.

However, to the extent to which the request to reduce the rear yard setback, the south side yard setback and the combined side yard setback can be considered a practical difficulty or particular hardship, such hardship has been created by the Applicant in that that Applicant *chose* to design an expanded raised rear patio that necessitated relief from the ZONING BOARD OF APPEALS rather than designing a multi-level raised rear patio that would be in compliance with the Chicago Zoning Ordinance.

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

1923 N. Wolcott is currently improved with a single-family residence. As shown by the proposed plans and the plat of survey for the block, the Applicant's proposed two-story addition is approximately the same size as the single-family residence at 1923 N. Wolcott. The request to increase the maximum permitted building height is slight and therefore will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood.

However, granting the request to reduce the rear yard setback, the south side yard setback and the combined side yard setback would be detrimental to the public welfare in that the ZONING BOARD OF APPEALS would be granting a variation that did not meet the necessary criteria for a variation as set forth in the Chicago Zoning Ordinance.

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

The variation to increase the maximum building height will not impair an adequate supply of light and air to adjacent property as 1923 N. Wolcott is currently improved with a two-story single family residence and the Applicant is replacing said residence with a two-story addition to his home of approximately the same size. There will therefore be no significant change in the supply of light and air to adjacent properties. Similarly, the proposed variation to increase the maximum building height will not substantially increase congestion in the public streets as there will now be only one family living on what were formerly two separate properties. The proposed variation to increase building height will also not increase the danger of fire or endanger the public safety or substantially diminish or impair property values within the neighborhood.

Similarly, the request to reduce the rear yard setback, the south yard side setback, and the combined side yard setback will not impair an adequate supply of light and air to adjacent property or substantially increase congestion in the public streets or increase the danger of fire. Nor would such request endanger the public safety or substantially diminish or impair property values within the neighborhood.

IV. CONCLUSION

For all of these reasons, the ZONING BOARD OF APPEALS finds that the Applicant has proved its case by evidence, testimony and the entire record, including the Applicant's proposed Findings of Fact, covering the specific criteria for a variation pursuant to Sections 17-13-1107-A, B and C of the Chicago Zoning Ordinance with respect to the Applicant's request to increase the maximum permitted building height from 30' to 30.7'.

For all of the above reasons, the ZONING BOARD OF APPEALS finds that the Applicant has not proved its case by evidence, testimony and the entire record, including the Applicant's proposed Findings of Fact, covering the specific criteria for a variation pursuant to Sections 17-13-1107-A, B and C of the Chicago Zoning Ordinance with respect to the Applicant's request to reduce the rear setback from the required 35.28' to 1.28', the south setback from 4' to 0' (north to be 0.33') and the combined side setback from 10' to 0.33'.

The ZONING BOARD OF APPEALS hereby approves the Applicant's application for a variation with respect to the Applicant's request to increase the maximum permitted building height from 30' to 30.7'.

The ZONING BOARD OF APPEALS hereby denies the Applicant's application for a variation with respect to the Applicant's request to reduce the rear setback from the required 35.28' to 1.28', the south setback from 4' to 0' (north to be 0.33') and the combined side setback from 10' to 0.33'.

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

APPLICANT: Showtime Barbershop Inc.

CAL NO.: 489-18-S

APPEARANCE FOR: E. Daniel Box

MINUTES OF MEETING:
September 21, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3612 W. 16th Street

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

**ACTION OF BOARD-
APPLICATION APPROVED**

THE VOTE

RECEIVED

OCT 22 2018

CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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		X
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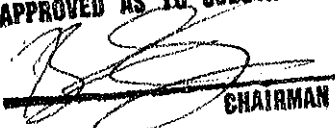
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held September 21, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 7, 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 Showtime Barbershop, Inc.

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

APPLICANT: Katherine G. Shannon Living Trust

CAL NO.: 490-18-Z

APPEARANCE FOR: Mark Kupiec

MINUTES OF MEETING:
September 21, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2057 N. Howe Street

NATURE OF REQUEST: Application for a variation to increase the existing floor area from 2,408.79 square feet to 3,161.35 square feet for a proposed rear second floor addition to the existing three story single family residence.

ACTION OF BOARD-
Continued to October 19, 2018 at 2:00 p.m.

THE VOTE


RECEIVED

OCT 22 2018

CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Katherine G. Shannon Living Trust

CAL NO.: 491-18-Z

APPEARANCE FOR: Mark Kupiec

MINUTES OF MEETING:
September 21, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2057 N. Howe Street

NATURE OF REQUEST: Application for a variation to reduce the rear setback from the required 20.89' to 10.08', north setback from 6.49' to zero (south to be 0.36') for a proposed rear second floor addition to the existing three-story, single family residence.

ACTION OF BOARD-
Continued to October 19, 2018 at 2:00 p.m.

THE VOTE

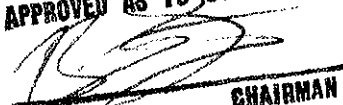
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OCT 22 2018

CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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X		

APPROVED AS TO SUBSTANCE

CHAIRMAN

APPLICANT: Terance Lee **CAL NO.:** 492-18-Z
APPEARANCE FOR: Dean Maragos **MINUTES OF MEETING:**
 September 21, 2018
APPEARANCE AGAINST: None
PREMISES AFFECTED: 2952 W. Nelson Street

NATURE OF REQUEST: Application for a variation to reduce the rear setback from the 36' to 22.89' for a rear four-story porch with six unenclosed parking stalls for the existing four-story, six dwelling unit building.

**ACTION OF BOARD-
 VARIATION GRANTED**

THE VOTE

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OCT 22 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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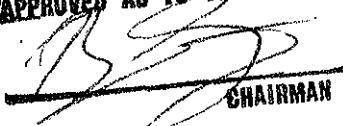
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 21, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 7, 2018; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the rear setback to 22.89' for a rear four-story porch with six unenclosed parking stalls for the existing four-story, six dwelling unit building; an additional variation was granted to the subject property in Cal. No. 493-18-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: Terance Lee

CAL NO.: 493-18-Z

APPEARANCE FOR: Dean Maragos

MINUTES OF MEETING:
September 21, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2952 W. Nelson Street

NATURE OF REQUEST: Application for a variation to reduce the rear yard open space from the required 390 square feet to 63.22 square feet to allow for a rear four story porch with six, rear unenclosed parking spaces.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

RECEIVED

OCT 22 2018

CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 21, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 7, 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 63.22 square feet to allow for a rear four story porch with six, rear unenclosed parking spaces; an additional variation was granted to the subject property in Cal. No. 492-18-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: Lincoln Square Barber Shop, LLC **CAL NO.:** 494-18-S
APPEARANCE FOR: Same as Applicant **MINUTES OF MEETING:**
 September 21, 2018
APPEARANCE AGAINST: None
PREMISES AFFECTED: 2415 W. Lawrence Avenue

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

**ACTION OF BOARD-
 APPLICATION APPROVED**

THE VOTE

RECEIVED
 OCT 22 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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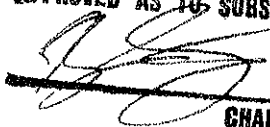
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held September 21, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 7, 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, Lincoln Square Barber Shop, LLC.

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

APPLICANT: Matthew Snoop
APPEARANCE FOR: Same as Applicant
APPEARANCE AGAINST: None
PREMISES AFFECTED: 3540 N. Wolcott Avenue

CAL NO.: 496-18-Z

MINUTES OF MEETING:
 September 21, 2018

NATURE OF REQUEST: Application for a variation to expand the existing floor area from the existing 2,239 square feet by 171.48 square feet (2,410.48 total) with a proposed rear two-story enclosed porch, rear one story addition with roof deck and a rear one story open deck.

**ACTION OF BOARD-
 VARIATION GRANTED**

THE VOTE

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 OCT 22 2018
 CITY OF CHICAGO
 ZONING BOARD OF APPEALS

BLAKE SERCYE
 SHAINA DOAR
 SOL FLORES
 SAM TOIA
 AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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X		


THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 21, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 7, 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 the existing floor area by 171.48 square feet (2,410.48 total) with a proposed rear two-story enclosed porch, rear one story addition with roof deck and a rear one story open deck; an additional variation was granted to the subject property in Cal. No. 497-18-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

APPLICANT: Matthew Snoap

CAL NO.: 497-18-Z

APPEARANCE FOR: Same as Applicant

MINUTES OF MEETING:
September 21, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3540 N. Wolcott Avenue

NATURE OF REQUEST: Application for a variation to reduce the rear setback from the required 23.24' to 17.5' for a proposed two-story enclosed porch, rear one story addition with roof deck and a rear one story open deck.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

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OCT 22 2018

CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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X		


THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held September 21, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 7, 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 17.5' for a proposed two-story enclosed porch, rear one story addition with roof deck and a rear one story open deck; an additional variation was granted to the subject property in Cal. No. 496-18-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

APPLICANT: 2712 Montrose, LLC

CAL NO.: 498-18-S

APPEARANCE FOR: Nicholas Ftikas

MINUTES OF MEETING:
September 21, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2712 W. Montrose 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 with a detached* six-car garage with roof deck.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

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OCT 22 2018

CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
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X		

THE RESOLUTION:

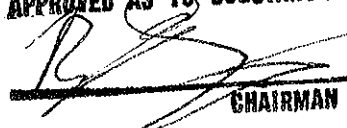
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 21, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 7, 2018; and

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 with a detached* six-car garage with roof deck; a variation was granted to the subject property in Cal. No. 499-18-Z; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): provided the development is consistent with the design and layout of the plans and drawings dated July 26, 2018, prepared by Laszlo Simovic Architects, LLC.

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

*Amended at Hearing

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: 2712 W. Montrose, LLC

CAL NO.: 499-18-Z

APPEARANCE FOR: Nicholas Ftikas

MINUTES OF MEETING:
September 21, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2712 W. Montrose Avenue

NATURE OF REQUEST: Application for a variation to reduce the rear setback from the required 30' to 2' for a proposed three-story, six dwelling unit building with a detached* six car garage with roof deck.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

RECEIVED

OCT 22 2018

CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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THE RESOLUTION:


WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 21, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 7, 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' for a proposed three-story, six dwelling unit building with a detached* six car garage with roof deck; a special use was granted to the subject property in Cal. No. 498-18-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.

*Amended at Hearing

APPROVED AS TO CORRECTNESS

CHAIRMAN

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

APPLICANT: TM-1, Inc. **CAL NO.:** 500-18-Z
APPEARANCE FOR: Sara Barnes **MINUTES OF MEETING:**
September 21, 2018
APPEARANCE AGAINST: None
PREMISES AFFECTED: 1631 S. Carpenter Street

NATURE OF REQUEST: Application for a variation to reduce minimum lot area from the required 3,000 square feet to 2,952 square feet for a proposed three- story, three dwelling unit building with roof top deck and enclosure and three car garage.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

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 OCT 22 2018

 CITY OF CHICAGO
 ZONING BOARD OF APPEALS

BLAKE SERCYE
 SHAINA DOAR
 SOL FLORES
 SAM TOIA
 AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 21, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 7, 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 minimum lot area to 2,952 square feet for a proposed three- story, three dwelling unit building with roof top deck and enclosure and three car garage; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Sojo's Studios 2 Inc.
APPEARANCE FOR: Thomas Raines
APPEARANCE AGAINST: None
PREMISES AFFECTED: 9521-27 S. Western Avenue

CAL NO.: 501-18-S

MINUTES OF MEETING:
September 21, 2018

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

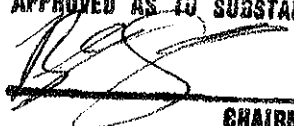
ACTION OF BOARD-
Continued to October 19, 2018 at 2:00 p.m.

THE VOTE

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
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OCT 22 2018
CITY OF CHICAGO
ZONING BOARD OF APPEALS

APPROVED AS TO SUBSTANCE

CHAIRMAN

ZONING BOARD OF APPEALS
CITY OF CHICAGO

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



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OCT 22 2018

CITY OF CHICAGO
ZONING BOARD OF APPEALS

GBH2, LLC
APPLICANT

502-18-Z
CALENDAR NUMBER

1849 W. Grand Avenue
PREMISES AFFECTED

September 21, 2018
HEARING DATE

ACTION OF BOARD

THE VOTE

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

Blake Sercye
Shaina Doar
Sol Flores
Sam Toia
Amanda Williams

AFFIRMATIVE	NEGATIVE	ABSENT
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**FINDINGS OF THE ZONING BOARD OF APPEALS
IN THE MATTER OF THE VARIATION APPLICATION FOR 1849 W. GRAND
AVENUE BY GBH2, LLC.**

I. BACKGROUND

GBH2, LLC (the "Applicant") submitted a variation application for 1849 W. Grand Avenue (the "subject property"). The subject property is currently zoned B3-3 and is currently improved with a two-story mixed-use building (the "existing building"). The existing building has ground floor commercial space with one dwelling unit above. The Applicant proposed to construct two additional floors to the existing building. With this proposed addition, the subject property would be improved with a four-story mixed-use building with commercial ground floor space and two dwelling units above. To permit this construction, the Applicant sought a variation to reduce the required rear yard setback from 30.0' to 0.2' on floors containing dwelling units.

II. PUBLIC HEARING

A. The Hearing

The ZONING BOARD OF APPEALS held a public hearing on the Applicant's variation application at its regular meeting held on September 21, 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*. In accordance with the ZONING BOARD OF APPEALS' Rules of Procedure, the Applicant had submitted its proposed Findings of Fact. The Applicant's managing member Ms. Salina Vest and its attorney Ms. Ximena

APPROVED AS TO SUBSTANCE

CHAIRMAN

Castro were present. The Applicant's architect Mr. Pawel Gibas was also present. Testifying in opposition to the application was Mr. William Strong. The statements and testimony given during the public hearing were given in accordance with the ZONING BOARD OF APPEALS' Rules of Procedure.

The Applicant's attorney Ms. Ximena Castro explained to the ZONING BOARD OF APPEALS that the Applicant sought a variation to reduce the rear setback from the required 30' to 0.2' on floors containing dwelling units. She stated that the Applicant sought such a variation so that the Applicant could construct a two-story addition to the existing building. She stated that this two-story addition would contain a second dwelling unit. Ms. Castro stated that the subject property is a substandard City lot in that it is 24' wide and 94' deep. She stated that the existing building is set 0.2' from the rear property line and that – along with the substandard City lot – were the hardships in the matter.

The Applicant's manager Ms. Salina West testified in support of the application. She testified that if she were to continue to testify, her testimony would be consistent with her affidavit contained in the Applicant's proposed Findings of Fact.

The Applicant's architect Mr. Pawel Gibas testified in support of the application. He testified that if he were to continue to testify, his testimony would be consistent with his affidavit contained in the Applicant's Proposed Findings of Fact.

The ZONING BOARD OF APPEALS stated that although the Applicant's presentation was short, such presentation did speak directly to the Applicant's hardships. It then asked if Mr. Strong could state the reasons for his opposition to the application as that would be very helpful to the ZONING BOARD OF APPEALS.

Mr. William Strong, of 1847 W. Grand, testified in opposition to the matter. He testified that he believed four stories at the rear of the subject property would be too high. He testified that his building's parking spots were right next to the rear of the subject property and that should the proposed addition be built, his building's parking spots would be dark. He testified that he was concerned about safety. He testified that his building was also four stories tall but did comply with the 30' rear setback. He testified that every other building on the block also complied with the 30' rear setback.

In response to questions from the ZONING BOARD OF APPEALS with respect to an adequate supply of light and air, Mr. Strong further testified that the subject property was west of his building and therefore the proposed addition to the subject property would cast shadows on his building during the latter part of the day.

In response to further questions from the ZONING BOARD OF APPEALS, Mr. Strong testified that the existing building on the subject property was two stories. He testified that his building was four stories but that his building was set back 30' from the rear property line. He testified that the existing building on the subject property does currently go to the rear property line. He testified that his building had an open carport

adjacent to the existing building. He testified that though he has been already been living with the existing building on the rear property line, the proposed addition would make the existing building twice as high. He testified that the building to the east of his building also extends to the rear property line but that said building is only two stories tall. He testified that while the properties at 1837, 1843 and 1849 W. Grand were all improved with buildings that extended to the rear property line, such buildings were only two stories tall. He then amended his earlier testimony regarding all properties on the block abiding by the 30' rear setback and instead testified that no other building on the block that was four stories high extended to the rear property line.

In response to Mr. Strong's testimony, the ZONING BOARD OF APPEALS asked the Applicant, should the ZONING BOARD OF APPEALS grant the Applicant's application, if the Applicant would be willing to install additional lighting on the sides or on the back of the proposed addition to address the safety and lighting concerns of Mr. Strong.

Ms. Vest testified that the Applicant would be willing to do so.

In response to Mr. Strong's testimony, Ms. Castro reiterated that the subject property already had a reduced rear setback of 0.2'.

B. Criteria for a Variation

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

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

Pursuant to Section 17-13-1107-C of the Chicago Zoning Ordinance, in making its determination of whether practical difficulties or particular hardships exist, the ZONING BOARD OF APPEALS must take into consideration the extent to which evidence has been submitted substantiating the following facts: (1) the particular physical surroundings, shape or topographical condition of the specific property involved would result in a particular hardship upon the property owner as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out; (2) the conditions

upon which the petition for a variation is based would not be applicable, generally, to other property within the same zoning classification; (3) the purpose of the variation is not based exclusively upon a desire to make more money out of the property; (4) the alleged practical difficulty or particular hardship has not been created by any person presently having an interest in the property; (5) the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; and (6) the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.

III. FINDINGS OF FACT.

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

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

As stated by Ms. Castro, the subject property is currently improved with a two-story building that is set 0.2' from the rear property line. As also stated by Ms. Castro, the subject property is a substandard City lot in that it measures 24' wide by 95' deep. Without the requested variation, the Applicant could not build off of the existing building's walls and would instead have to provide a 30' rear setback for the proposed addition. If the subject property were a standard City lot of 25' wide by 125' deep, this would not be a problem as the existing building on the subject property is approximately 95' deep. Since the subject property is substandard, there is not an additional 30' and, therefore, strict compliance with the regulations and standards of the Chicago 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 the Chicago Zoning Ordinance.*

The requested variation and proposed development is consistent with the stated purpose and intent of the Chicago Zoning Ordinance, specifically by: (1) promoting rehabilitation and reuse of older buildings pursuant to Section 17-1-0511 of the Chicago Zoning Ordinance; (2) maintaining a range of housing choices and options pursuant to Section 17-1-0512 of the Chicago Zoning

Ordinance; and (3) accommodating growth and development pursuant to Section 17-1-0514 of the Chicago Zoning Ordinance.

After careful consideration of the evidence, testimony and the entire record, including the Applicant's proposed Findings of Fact, the ZONING BOARD OF APPEALS hereby makes the following findings with reference to the Applicant's 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.*

As averred to by Ms. Vest and Mr. Gibas and as set forth in the Applicant's proposed Findings of Fact, if the Applicant were to build the proposed addition in accordance with the standards of the Chicago Zoning Ordinance, the result would be impractical and inferior layouts for the new and reconfigured commercial and residential units. However, the cost to produce said impractical and inferior commercial and residential units would remain the same. This would result in lower-value units for similar cost and make the Applicant unable to yield a reasonable return on the subject property.

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

The substandard lot size of and the existing building on the subject property are unique circumstances and are not generally applicable to other mixed-use property.

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

As averred to by Ms. West and Mr. Gibas, the variation will not alter the essential character of the neighborhood. The neighborhood consists of mixed-use properties. Other buildings on the block extend to the rear property line, including the properties at 1837 and 1843 W. Grand. Although Mr. Strong argued that no other four story building extends to the rear property line, the ZONING BOARD OF APPEALS does not find the height of the building to be significant in this case. As shown by the Applicant's proposed elevations, the proposed addition will be staggered and so there will not be four solid stories of masonry construction on the rear property line. Instead, there will be one story of all masonry construction at the rear property line, topped by a roof deck. The second, third floor and fourth floors will all be recessed from the rear property line.

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

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

As noted above, the particular shape – that is the substandard lot size – and the topographical condition – that is the existing building on – the subject property results in particular hardship upon the Applicant, as distinguished from mere inconvenience, if the strict letter of the regulations were carried out.

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

As noted above, the substandard lot size of and the existing building on the subject property are unique conditions that are not applicable, generally, to other property in the B3-3 zoning classification.

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

As Ms. Vest averred, the purpose of the variation is not based exclusively upon a desire to make more money out of the subject property because Ms. Vest wishes to provide her family with suitable and quality living spaces.

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

As averred to by Ms. Vest, the Applicant did not create the substandard lot size of or the existing building on the subject 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.*

Due to the condition imposed by the ZONING BOARD OF APPEALS, the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the area.

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 noted above, due to the recessed design of the proposed addition, the variation will not impair an adequate supply of light and air to adjacent properties. The variation will not increase the danger of fire. Further, due to the condition imposed by the ZONING BOARD OF APPEALS, the variation will not endanger the public safety, or substantially diminish or impair property values within the neighborhood.

IV. CONCLUSION

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

The ZONING BOARD OF APPEALS hereby approves the Applicant's application for a variation, and pursuant to the authority granted to the ZONING BOARD OF APPEALS by Section 17-13-1105 of the Chicago Zoning Ordinance, the Zoning Administrator is authorized to permit said variation subject to the following condition:

1. The Applicant shall provide security lighting that faces the carports at the properties of 1845 and 1847 W. Grand Avenue.

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

APPLICANT: Corner One, Inc.

CAL NO.: 503-18-Z

APPEARANCE FOR: Rolando Acosta

MINUTES OF MEETING:
September 21, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2700 N. Milwaukee Avenue

NATURE OF REQUEST: Application for a variation to establish a public place of amusement license to provide sporting events and cover charge within an existing restaurant.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

RECEIVED

OCT 22 2018

CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
RECUSED		
X		

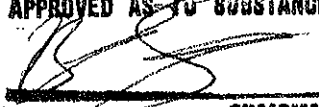
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held September 21, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 7, 2018; and

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

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

APPLICANT: Ner Tamid Ezra Habonim Egalitarian Minyan

CAL NO.: 504-18-S

APPEARANCE FOR: Steve Friedland

MINUTES OF MEETING:
September 21, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 7315-19 N. Western Avenue

NATURE OF REQUEST: Application for a special use to establish a religious assembly with forty seats and all required on-site parking.

**ACTION OF BOARD-
APPLICATION APPROVED**

THE VOTE

RECEIVED

OCT 22 2018

CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held September 21, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 7, 2018; and

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

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): provided the development is consistent with the design and layout of the plans and drawings dated June 13, 2018, prepared by Pruchno Lawrence Architects, LLC.

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

APPROVED BY THE BOARD

CHAIRMAN

APPLICANT: Mary Ann Hoey
APPEARANCE FOR: Same as Applicant
APPEARANCE AGAINST: None
PREMISES AFFECTED: 3620 N. Magnolia Avenue

CAL NO.: 505-18-Z

MINUTES OF MEETING:
September 21, 2018

NATURE OF REQUEST: Application for a variation to reduce the rear setback from the required 34.65' to 1.05', north from 2.4;' to 0.35', combined side setback from 6' to 0.35' for an open stairs with north side solid wall to the existing roof deck of the garage, a raised terrace, one and two story side additions with canopy for the existing two-story, single family residence.

ACTION OF BOARD-
Continued to November 16, 2018 at 9:00 a.m.

THE VOTE

RECEIVED
OCT 22 2018
CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

APPROVED BY: [Signature]
CHAIRMAN

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

APPLICANT: Arnulfo Flores, Jr.

CAL NO.: 506-18-Z

APPEARANCE FOR: Same as Applicant

MINUTES OF MEETING:
September 21, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2706 W. Lexington Avenue

NATURE OF REQUEST: Application for a variation to reduce the west setback from 2' to zero (east to be 1.25'), combined from 4.4' to 1.25' for a proposed rear two-story addition to the existing two-story, two dwelling unit building.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

RECEIVED

OCT 22 2018

CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 21, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 7, 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 west setback to zero (east to be 1.25'), combined to 1.25' for a proposed rear two-story addition to the existing two-story, two dwelling unit building; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

APPLICANT: Environs Holdings, LLC-1935 Cleveland

CAL NO.: 507-18-Z

APPEARANCE FOR: Sara Barnes

MINUTES OF MEETING:
September 21, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1935 N. Cleveland Avenue

NATURE OF REQUEST: Application for a variation to reduce the north setback from 2' to 0.5' (south to be 2.41') combined side setback from 4.8' to 2.91' for a proposed three story single family residence with rooftop elevator enclosure, rear raised patio and attached two-car garage with roof deck.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

RECEIVED

OCT 22 2018

CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 21, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 7, 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 north setback to 0.5' (south to be 2.41') combined side setback to 2.91' for a proposed three story single family residence with rooftop elevator enclosure, rear raised patio and attached two-car garage with 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

CHAIRMAN

APPLICANT: Development Group, LLC North Side

CAL NO.: 508-18-Z

APPEARANCE FOR: Sara Barnes

MINUTES OF MEETING:
September 21, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1534 N. Honore Street

NATURE OF REQUEST: Application for a variation to reduce the rear setback from the required 41.25' to 36', south from 2' to zero (north to be 2') combined side setback from 5' to 2' for a proposed three-story, three dwelling unit building with a detached one-car garage with roof access attached to the front principle building rear open porch.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

RECEIVED

OCT 22 2018

CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		
X		

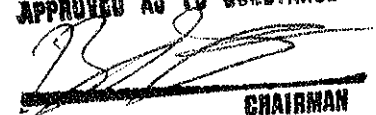
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 21, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 7, 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 36', south to zero (north to be 2') combined side setback to 2' for a proposed three-story, three dwelling unit building with a detached one-car garage with roof access attached to the front principle building rear open porch; an additional variation was granted to the subject property in Cal. No. 509-18-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: Development Group, LLC North Side

CAL NO.: 509-18-Z

APPEARANCE FOR: Sara Barnes

MINUTES OF MEETING:
September 21, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1534 N. Honore Street

NATURE OF REQUEST: Application for a variation to reduce the rear yard open space from 213.88 square feet to 172 square feet of relocated rear yard open space to the roof of a one-car garage roof deck.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

RECEIVED

OCT 24 2018

CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		
X		

THE RESOLUTION:

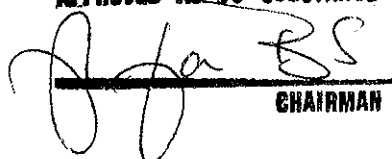
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 21, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 7, 2018; and

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 172* square feet of relocated rear yard open space to the roof of a one-car garage roof deck; an additional variation was granted to the subject property in Cal. No. 508-18-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: 525 Bishop, LLC
APPEARANCE FOR: Nicholas Ftikas
APPEARANCE AGAINST: None
PREMISES AFFECTED: 521 N. Bishop Avenue

CAL NO.: 510-18-Z

MINUTES OF MEETING:
 September 21, 2018

NATURE OF REQUEST: Application for a variation to reduce the setback for end walls facing a public street from the required 12' to 1' for a proposed three-story, nine dwelling unit town home building with attached garages.

**ACTION OF BOARD-
 VARIATION GRANTED**

THE VOTE

RECEIVED
 OCT 24 2018
 CITY OF CHICAGO
 ZONING BOARD OF APPEALS

BLAKE SERCYE
 SHAINA DOAR
 SOL FLORES
 SAM TOIA
 AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		
		X

THE RESOLUTION:

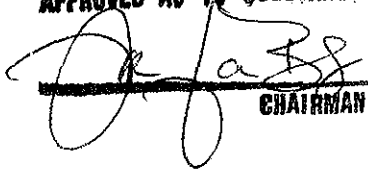
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 21, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 7, 2018; and

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 setback for end walls facing a public street to 1' for a proposed three-story, nine dwelling unit town home building with attached garages;* 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: 525 Bishop, LLC

CAL NO.: 511-18-Z

APPEARANCE FOR: Nicholas Ftikas

MINUTES OF MEETING:

September 21, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 525 N. Bishop Avenue*

NATURE OF REQUEST: Application for a variation to reduce the setback for endwalls facing a public street from the required 12' to 1' for a proposed three-story, nine dwelling unit townhome building.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

RECEIVED

OCT 24 2018

CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		
		X

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 21, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 7, 2018; and

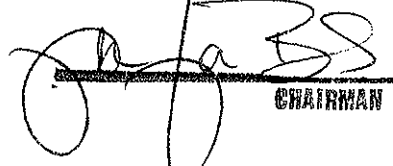
WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the setback for endwalls facing a public street from the required 12' to 1' for a proposed three-story, nine dwelling unit townhome 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.

*Scrivener's Error

APPROVED AS TO SUBSTANCE



CHAIRMAN

APPLICANT: Steve Callebert
APPEARANCE FOR: Same as Applicant
APPEARANCE AGAINST: None
PREMISES AFFECTED: 7122 W. Talcott Avenue

CAL NO.: 512-18-Z

MINUTES OF MEETING:
 September 21, 2018

NATURE OF REQUEST: Application for a variation to reduce the rear setback from the required 28.1' to 13.75' for a proposed rear one-story addition to the existing single family residence.

**ACTION OF BOARD-
 VARIATION GRANTED**

THE VOTE

RECEIVED

OCT 22 2018

**CITY OF CHICAGO
 ZONING BOARD OF APPEALS**

BLAKE SERCYE
 SHAINA DOAR
 SOL FLORES
 SAM TOIA
 AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		
		X

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 21, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 7, 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 13.75' for a proposed rear one-story addition to the existing single family residence; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

CHAIRWOMAN

APPLICANT: Amanda Trang Le
APPEARANCE FOR: Same as Applicant
APPEARANCE AGAINST: None
PREMISES AFFECTED: 2320 N. Clark Street*

CAL NO.: 513-18-S
MINUTES OF MEETING:
 September 21, 2018

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

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

RECEIVED

OCT 24 2018

CITY OF CHICAGO

ZONING BOARD OF APPEALS

THE RESOLUTION:

BLAKE SERCYE
 SHAINA DOAR
 SOL FLORES
 SAM TOIA
 AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		
		X

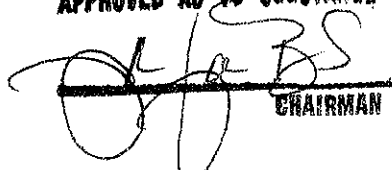
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 21, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 7, 2018; and

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, Amanda Trang Le.

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: Armand & Sons, LLC

CAL NO.: 514-18-S

APPEARANCE FOR: Thomas Moore

MINUTES OF MEETING:
September 21, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 5820 N. Clark Street

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


ACTION OF BOARD-
Continued to October 19, 2018 at 2:00 p.m.

THE VOTE

RECEIVED
OCT 22 2018
CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE

CHAIRMAN

APPLICANT: 1125 W. Chestnut Condominium Association

CAL NO.: 515-18-Z

APPEARANCE FOR: Mark Kupiec

MINUTES OF MEETING:
September 21, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1122 W. Chestnut Street

NATURE OF REQUEST: Application for a variation to reduce the rear setback from the required 37.96' to zero to permit an existing rear open porch to have access to an existing three-car detached garage and to allow a proposed rear open stair for an additional existing three-car garage.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

RECEIVED

OCT 22 2018

CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		
X		

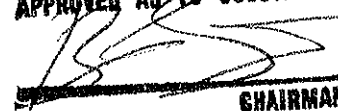
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 21, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 7, 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 to permit an existing rear open porch to have access to an existing three-car detached garage and to allow a proposed rear open stair for an additional existing three-car garage; an additional variation was granted to the subject property in Cal. No. 516-18-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: 1125 W. Chestnut Condominium Association

CAL NO.: 516-18-Z

APPEARANCE FOR: Mark Kupiec

MINUTES OF MEETING:
September 21, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1122 W. Chestnut Street

NATURE OF REQUEST: Application for a variation to relocate the 411.32 square feet of rear yard open space to two proposed garage roof decks that will serve the existing six-dwelling unit building.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

RECEIVED
OCT 22 2018
CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		
X		

THE RESOLUTION:

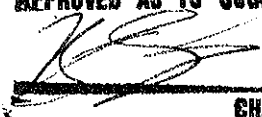
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 21, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 7, 2018; and

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 411.32 square feet of rear yard open space to two proposed garage roof decks that will serve the existing six-dwelling unit building; an additional variation was granted to the subject property in Cal. No. 515-18-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE


CHAIRMAN

APPLICANT: Meirim Food Holdings, LLC

CAL NO.: 517-18-S

APPEARANCE FOR: Paul Kolpack

MINUTES OF MEETING:
September 21, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 7555 N. California Avenue

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

**ACTION OF BOARD-
APPLICATION APPROVED**

THE VOTE

RECEIVED

OCT 22 2018

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		


THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held September 21, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 7, 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 one-lane drive-through to serve a proposed restaurant in an existing building; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): provided the special use is issued solely to the applicant Meirim Food Holdings, LLC, and the development is consistent with the design and layout of the site and landscape plans dated September 11, 2018, both prepared by A & C 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: Board of Education **CAL NO.:** 518-18-Z
APPEARANCE FOR: Scott Borstein **MINUTES OF MEETING:**
September 21, 2018
APPEARANCE AGAINST: None
PREMISES AFFECTED: 3667-69 N. Milwaukee Ave./3701 N. Kostner Ave./4354 W. Waveland Ave.

NATURE OF REQUEST: Application for a variation to reduce the front setback from the required 20' to zero, rear setback from 50' to zero, side setbacks from 12' to zero for a proposed new athletic field by erecting a new 10' high fence and 15' tall netting for an overall height of 25', bleacher seating and lighting which will serve the existing high school located at 3601 N. Milwaukee Avenue.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

RECEIVED

 OCT 22 2018

 CITY OF CHICAGO
 ZONING BOARD OF APPEALS

BLAKE SERCYE
 SHAINA DOAR
 SOL FLORES
 SAM TOIA
 AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
RECUSED		
X		
X		
X		
X		

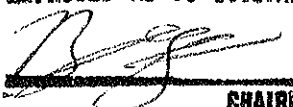
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 21, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 7, 2018; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the front setback to zero, rear setback to zero, side setbacks to zero for a proposed new athletic field by erecting a new 10' high fence and 15' tall netting for an overall height of 25', bleacher seating and lighting which will serve the existing high school located at 3601 N. Milwaukee Avenue; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: 75th State Food, Inc.

CAL NO.: 283-18-S

APPEARANCE FOR: Gary Wigoda

MINUTES OF MEETING:
September 21, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 7453 S. State Street

NATURE OF REQUEST: Application for a special use to replace an existing service station building with a one-story building with retail space.

ACTION OF BOARD-
APPLICATION WITHDRAWN

THE VOTE


RECEIVED

OCT 22 2018

CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: 75th State Food, Inc.

CAL NO.: 284-18-S

APPEARANCE FOR: Gary Wigoda

MINUTES OF MEETING:
September 21, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 7453 S. State Street

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

**ACTION OF BOARD-
APPLICATION WITHDRAWN**

THE VOTE

RECEIVED

OCT 22 2018

CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE

CHAIRMAN

APPLICANT: MCDONALD'S USA. LLC

CAL NO.: 312-18-S

APPEARANCE FOR: Tim Hinchman

MINUTES OF MEETING:
September 21, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 207 E. 35th Street

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

ACTION OF BOARD-
Continued to October 19, 2018 at 2:00 p.m.

THE VOTE

RECEIVED

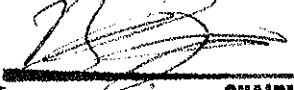
OCT 22 2018

CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE


CHAIRMAN

APPLICANT: MCDONALD'S USA. LLC

CAL NO.: 331-18-S

APPEARANCE FOR: Tim Hinchman

MINUTES OF MEETING:
September 21, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 207 E. 35th Street

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

ACTION OF BOARD-


Continued to October 19, 2018 at 2:00 p.m.

THE VOTE

RECEIVED
OCT 22 2018
CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE

CHAIRMAN

APPLICANT: James and Denise Orlin **CAL NO.:** 370-18-Z
APPEARANCE FOR: Kevin Baldwin **MINUTES OF MEETING:**
 September 21, 2018
APPEARANCE AGAINST: None
PREMISES AFFECTED: 1129 W. Wrightwood Avenue

NATURE OF REQUEST: Application for a variation to increase the existing 4,267.45 square feet of floor area by an amount not to exceed 15% (202.6 square feet) to 4,470.05 square feet for a proposed rear one story addition, rear decks with a solid private screen on the 1st floor and a detached two car garage.

**ACTION OF BOARD-
 VARIATION GRANTED**

THE VOTE

RECEIVED
 OCT 22 2018
 CITY OF CHICAGO
 ZONING BOARD OF APPEALS

BLAKE SERCYE
 SHAINA DOAR
 SOL FLORES
 SAM TOIA
 AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

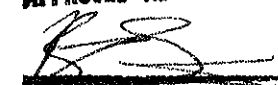
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 17, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 3, 2018; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to increase the existing 4,267.45 square feet of floor area by an amount not to exceed 15% (202.6 square feet) to 4,470.05 square feet for a proposed rear one story addition, rear decks with a solid private screen on the 1st floor and a detached two car garage; an additional variation was granted to the subject property in Cal. No. 371-18-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE


CHAIRMAN

APPLICANT: James and Denise Orlin **CAL NO.:** 371-18-Z
APPEARANCE FOR: Kevin Baldwin **MINUTES OF MEETING:** September 21, 2018
APPEARANCE AGAINST: None
PREMISES AFFECTED: 1129 W. Wrightwood Avenue

NATURE OF REQUEST: Application for a variation to reduce the rear setback from the required 34.86' to 34.17', west from 2' to 0.45' (east to be 3.83'), combined side setback from 4.8' to 4.28', reduce the rear from 2' to zero with the garage located less than 10' from the centerline of the alley for a rear one story addition, rear decks with a solid private screen on the 1st floor and a detached two car garage.

**ACTION OF BOARD-
 VARIATION GRANTED**

THE VOTE

RECEIVED

OCT 22 2018

CITY OF CHICAGO
 ZONING BOARD OF APPEALS

BLAKE SERCYE
 SHAINA DOAR
 SOL FLORES
 SAM TOIA
 AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:


WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 17, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 3, 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 34.17', west to 0.45' (east to be 3.83'), combined side setback to 4.28', reduce the rear to zero with the garage located less than 10' from the centerline of the alley for a rear one story addition, rear decks with a solid private screen on the 1st floor and a detached two car garage; an additional variation was granted to the subject property in Cal. No. 370-18-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE


CHAIRMAN

APPLICANT: Marquita Archie
APPEARANCE FOR: Nicholas Ftikas
APPEARANCE AGAINST: None
PREMISES AFFECTED: 632 N. Lorel Avenue

CAL NO.: 373-18-Z

MINUTES OF MEETING:
 September 21, 2018

NATURE OF REQUEST: Application for a variation to reduce the north setback from the required 4' to 1.9', south setback from 4' to 3.6', combined side setback from 10' to 5.5' for two proposed storage room additions to the existing two-story residential building.

**ACTION OF BOARD-
 VARIATION GRANTED**

THE VOTE

RECEIVED

OCT 22 2018

CITY OF CHICAGO
 ZONING BOARD OF APPEALS

BLAKE SERCYE
 SHAINA DOAR
 SOL FLORES
 SAM TOIA
 AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

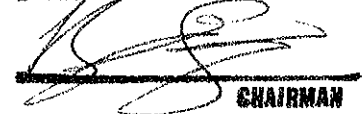
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 17, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 3, 2018; and

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 north setback to 1.9', south setback to 3.6', combined side setback to 5.5' for two proposed storage room additions to the existing two-story residential 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: Huron Management, LLC

CAL NO.: 402-18-Z

APPEARANCE FOR: Nicholas Ftikas

MINUTES OF MEETING:
September 21, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1858 W. Huron Street

NATURE OF REQUEST: Application for a variation to covert an existing three-story, three dwelling unit building to a four dwelling unit building. One dwelling unit will remain at the rear of the building. There will be a total of five dwelling units at the subject site.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

RECEIVED

OCT 22 2018

CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

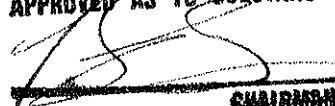
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 17, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 3, 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 covert an existing three-story, three dwelling unit building to a four dwelling unit building. One dwelling unit will remain at the rear of the building. There will be a total of five dwelling units at the subject site; an additional variation was granted to the subject property in Cal. No. 403-18-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

APPLICANT: Huron Management, LLC

CAL NO.: 403-18-Z

APPEARANCE FOR: Nicholas Ftikas

MINUTES OF MEETING:
September 21, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1858 W. Huron Street

NATURE OF REQUEST: Application for a variation to reduce the rear yard open space from the required 1,125 square feet to zero to convert an existing front three-story, three dwelling unit building to a four dwelling unit building. One dwelling will remain at the rear building. There will be a total of five dwelling units at the subject site.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

RECEIVED

OCT 22 2018

CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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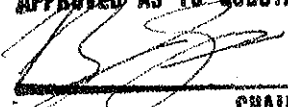
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 17, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 3, 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 to convert an existing front three-story, three dwelling unit building to a four dwelling unit building. One dwelling will remain at the rear building. There will be a total of five dwelling units at the subject site; an additional variation was granted to the subject property in Cal. No. 402-18-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

CAL NO.: 404-18-Z

APPEARANCE FOR: Nicholas Ftikas

MINUTES OF MEETING:
September 21, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1848 W. Lincoln Avenue

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

ACTION OF BOARD-

Continued to October 19, 2018 at 2:00 p.m.

THE VOTE

RECEIVED

OCT 22 2018

CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		
		X

APPROVED AS TO SUBSTAN

CHAIR

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

APPLICANT: GW Clybourn, LLC

CAL NO.: 418-18-S

APPEARANCE FOR: Sara Barnes

MINUTES OF MEETING:
September 21, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3159 N. Clybourn Avenue

NATURE OF REQUEST: Application for a special use to establish a gas station with four gas pumps and a one-story retail building.

**ACTION OF BOARD-
APPLICATION APPROVED**

THE VOTE

RECEIVED

OCT 24 2018

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

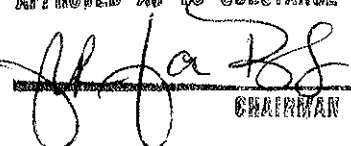
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 17, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 3, 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 gas station with four gas pumps and a one-story retail building; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): provided the special use is issued solely to the applicant GW Clybourn, LLC, and the development is consistent with the design and layout of the plans and drawings dated April 20, 2018, including the elevations and the landscape plan both dated August 15, 2018, all prepared by Design Studio 24, LLC.*

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Word of Truth Bible Teaching Ministries

CAL NO.: 424-18-S

APPEARANCE FOR: Frederick Agustin

MINUTES OF MEETING:
September 21, 2018

APPEARANCE AGAINST: None

PREMISES AFFECTED: 6827 S. South Chicago Avenue

NATURE OF REQUEST: Application for a special use to establish a religious assembly with twenty-one on-site parking spaces.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

RECEIVED

OCT 22 2018

CITY OF CHICAGO
ZONING BOARD OF APPEALS

BLAKE SERCYE
SHAINA DOAR
SOL FLORES
SAM TOIA
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		


THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 17, 2018 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 3, 2018; and

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

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): provided the development is consistent with the design and layout of the site plan dated July 17, 2018, prepared by Revere Properties Architects, 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
121 North LaSalle Street
Chicago, Illinois 60602
TEL: (312) 744-3888



RECEIVED

OCT 22 2018

CITY OF CHICAGO
ZONING BOARD OF APPEALS

1248 Astor, LLC

APPLICANT

389-18-Z, 390-18-Z

& 391-18-Z
CALENDAR NUMBERS

1246 N. Astor Street

PREMISES AFFECTED

September 21, 2018

HEARING DATE

ACTION OF BOARD

THE VOTE

The applications for the variations are approved subject to the condition set forth in this decision.

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 VARIATION APPLICATIONS FOR 1246 N. ASTOR
STREET BY 1248 ASTOR, LLC**

I. BACKGROUND

1248 Astor, LLC (the "Applicant") submitted three variation applications for 1246 N. Astor Street (the "subject property"). The subject property is currently zoned RM-5 and is improved with an existing three-story home (the "home"). The home dates from 1886 and is currently a nonconforming building under the Chicago Zoning Ordinance. The subject property is located in the City's Astor Street Landmark District as well as the National Register of Historic Places' Gold Coast Historic District. The Applicant proposed to rehabilitate the home, which rehabilitation would include legalizing the current third floor and adding a partial fourth floor to the home. To permit this, the Applicant sought three variations to: (1) reduce the non-alley side setback from 2.9' to 1.83' and rear setback from 27.66' to 24.75'; (2) increase the maximum building height by not more than 10% from 45' to 46.67'; and (3) increase the floor area ratio ("FAR") from 5,344.45 square feet to 6,130.51 square feet (an increase of 796.06 square feet, which is an increase of not more than 14.9%) Prior to appearing before the ZONING BOARD OF APPEALS, the Applicant sought and received approval from the Permit Review Committee of the City's Commission on Landmarks for its proposed rehabilitation of the home.

II. PUBLIC HEARING

APPROVED AS TO SUBSTANCE

CHAIRMAN

A. The Hearing

The ZONING BOARD OF APPEALS held a public hearing on the Applicant's variation applications at its regular meeting held on September 21, 2018, after due notice thereof as provided under Section 17-13-0107-B of the Chicago Zoning Ordinance and by publication in the *Chicago Sun-Times*, and as continued without further notice pursuant to Section 17-13-018-A 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 managing member Mr. Bart Przyjemski and its attorney Ms. Sara Barnes were present. The Applicant's architect Mr. Bill Kokolios was also present. Testifying in opposition to the application were Alderman Michelle Smith, Ms. Joana Zaidan, Ms. Sheila Clark, Mr. James O'Neal, and Ms. Susan Marr. The statements and testimony given during the public hearing were given in accordance with the ZONING BOARD OF APPEALS' Rules of Procedure.

At the beginning of the ZONING BOARD OF APPEALS 2:00 PM call and prior to the start of the hearing, Alderman Michelle Smith (the "Alderman") requested a continuance. She testified that her request for a continuance was due to confusion in the community as to the Applicant's plans for rehabilitating the home. The Applicant's attorney Ms. Sara Barnes objected to this request as the Applicant had attempted to hold community meetings with respect to the rehabilitation but the community had cancelled said meetings. The ZONING BOARD OF APPEALS heard testimony from the Alderman and the Alderman's director of zoning and urban development Ms. Joana Zaidan. The ZONING BOARD OF APPEALS heard testimony from two representatives of the Gold Coast Neighbors Association (the "Association") Ms. Sheila Clark, of 1300 N. Lake Shore Drive, and Mr. James O'Neal, of 1313 N. Ritchie Court. The ZONING BOARD OF APPEALS heard testimony from the Applicant's architect Mr. Bill Kokolias. The ZONING BOARD OF APPEALS also heard statements from the Applicant's attorney Ms. Sara Barnes as well as testimony from the ZONING BOARD OF APPEALS' Manager Mr. Victor Resa. At the conclusion of this testimony and statements, the ZONING BOARD OF APPEALS declined to grant a continuance on the three applications, stating that the Applicant's plans for rehabilitating the subject property had been distributed back in June 2018 and had not substantially changed since that time. The Alderman then requested that the applications be placed later on the agenda so that other witnesses could attend. The ZONING BOARD OF APPEALS granted such request and then requested that both the Applicant and all those in opposition to the applications meet in the back to see if anything could be resolved prior to the hearing.

The ZONING BOARD OF APPEALS then recalled the three applications at the end of its September 21, 2018 call. At the time it recalled the case, the Alderman again requested a continuance on the matter. The ZONING BOARD OF APPEALS again denied the request, noting that it had set the hearing on the applications at the end of its call so that interested individuals could attend.

Ms. Barnes then stated that she, Mr. Przyjemski and Mr. Kokolias had remained in the back since 2:00 PM and had made themselves available to anyone wishing to discuss

the three applications. She stated that none of the people sitting in opposition to said applications had spoken to them. She then stated she and the rest of the Applicant's team were still happy to meet with any of those opposed to the applications.

The Alderman stated that and the rest of those objecting to the applications would be willing to meet with the Applicant.

The ZONING BOARD OF APPEALS stated that while the two sides were meeting, it would convene in closed session so that it could consider the testimony heard on other matters as well as perform its semi-annual review of its closed session minutes.

When the ZONING BOARD OF APPEALS reconvened into open session, both Ms. Barnes and the Alderman indicated that they both believed the matter could be resolved to the satisfaction of all parties but requested five more minutes.

The ZONING BOARD OF APPEALS therefore briefly recessed. During the recess, Ms. Susan Marr expressed her displeasure to ZONING BOARD OF APPEALS Chairman Sercye about the lack of notice regarding the ZONING BOARD OF APPEALS hearing. Chairman Sercye asked Ms. Marr if she had received written notice. Ms. Marr acknowledged that she had received written notice but that said written notice had not stated that the date and time of the September 21, 2018 hearing. Chairman Sercye agreed, stating the written notice had stated the date and time of the first scheduled hearing on the three applications. He explained to Ms. Marr that had Ms. Marr attended this first scheduled hearing, she would have learned of the September 21, 2018 hearing date.

The ZONING BOARD OF APPEALS then reconvened and asked if Ms. Barnes or someone else would like to tell the ZONING BOARD OF APPEALS if an agreement between the parties had been reached.

Ms. Barnes stated that an agreement had been reached and that the Applicant would be reducing the size of its proposed fourth floor to the home. She stated that she would let Mr. Kokalias explain the exact nature of the changes to the Applicant's proposed plan of rehabilitation.

The Applicant's architect Mr. Bill Kokalias then testified to the changes that the Applicant had made to its plans for the proposed fourth floor, including reducing the proposed fourth floor from about 330 square feet to about 300 square feet. He testified that the Applicant also removed 7'4" of the proposed north wall of the proposed fourth floor. He testified that the proposed addition would therefore run about 15'6" along the north wall of the home.

The ZONING BOARD OF APPEALS then asked that a representative of those initially opposed to the applications speak to Mr. Kokalias' testimony.

Ms. Barnes stated that part of the agreement between the Applicants and those individuals previously in opposition to the applications was that said individuals would waive their right to appeal the ZONING BOARD OF APPEALS' decision, should the Applicant's be successful in its applications to the ZONING BOARD OF APPEALS.¹

The ZONING BOARD OF APPEALS stated that it did not believe the ZONING BOARD OF APPEALS should be restricting anyone's right to appeal any decision it made on the three applications. It also stated that the Alderman, Ms. Sheila Clark and Mr. James O'Neal had already stated their opposition to the applications on the record and therefore could appeal any decision made by the ZONING BOARD OF APPEALS to circuit court.²

Ms. Barnes acknowledged this to be the case.

The ZONING BOARD OF APPEALS then requested that the Alderman confirm that the testimony and plans provided to the ZONING BOARD OF APPEALS by Mr. Kokolias were accurate as to the agreement between the Applicant and those in attendance at the hearing.

The Alderman testified that said testimony and plans were accurate with respect to the agreement between the Applicant and those in attendance at the hearing.

The ZONING BOARD OF APPEALS then explained to those in attendance that Ms. Barnes was attempting to keep people from testifying because once a person testified in opposition to the applications, said person potentially had standing to appeal the decision of the ZONING BOARD OF APPEALS to circuit court. The ZONING BOARD OF APPEALS stated that Ms. Barnes was representing to the ZONING BOARD OF APPEALS that the agreement reached between the Applicant and those in attendance at the hearing was that those in attendance at the hearing had waived their right to appeal any decision made by the ZONING BOARD OF APPEALS to circuit court.

The ZONING BOARD OF APPEALS stated that it would not condition any decision it made on the three applications on anyone waiving their right to appeal. It further stated that it would not deny anyone the right to speak at the hearing. However, it cautioned that it would not hear anymore arguments with respect to the continuance request as it had already heard all arguments on that subject.

The Alderman testified that she had expected that those in attendance at the hearing would be able to state to the ZONING BOARD OF APPEALS that they were in agreement with the Applicant's proposed revisions to its plans and perhaps comment on

¹ In line with the rule set forth in *Podmajersky v. Zoning Board of Appeals of the City of Chicago*, 131 Ill.App.3d 1072 (1st Dist. 1985), specifically that one "who entered his appearance and objected at the board of appeals hearing" has (if other criteria are also satisfied) standing to appeal the ZONING BOARD OF APPEALS' decision under the Administrative Review Law.

² Though, of course, they too would have to satisfy the other criteria of *Podmajersky, supra*, to have standing to appeal.

their concern with respect to the decision-making process but she did not view such statements as grounds for appeal to circuit court.

The ZONING BOARD OF APPEALS again stated that if anyone wanted to express their opinion with respect to the three applications, they were welcome to do so. It then reiterated that it needed to know if an agreement had been reached between the Applicant and those in attendance. It also again stressed that anyone who wished to testify at the hearing with respect to three applications had the right to do so.

The Alderman testified that the Applicant and those in attendance had spent hours attempting to find a resolution.

The ZONING BOARD OF APPEALS stated that it appeared that one member of the audience was going to speak.

Ms. Susan Marr, of 1250 N. Astor Street, testified that she felt she was being told those in attendance could not speak.

The ZONING BOARD OF APPEALS again reiterated that this was not the case and that any person in attendance was welcome to speak.

Ms. Barnes then stated that she did not wish to make anyone in attendance feel they could not speak.

Ms. Marr then testified she had received no notice of the hearing until 3:00 PM.

The ZONING BOARD OF APPEALS reminded Ms. Marr that she had previously received notice of the first hearing on the three applications. The ZONING BOARD OF APPEALS stated that it had heard all continuance arguments back at 2:00 PM and it would not be reconsidering its decision. The ZONING BOARD OF APPEALS then stated as Ms. Marr was in attendance, any notice arguments were waived. It then requested that she either state she was in agreement with the Applicant's revised plans or make arguments in opposition to the Applicant's applications.

Ms. Marr did not testify further.

Ms. Barnes entered into and the ZONING BOARD OF APPEALS accepted into evidence a copy of the Applicant's revised plans. Ms. Barnes then stated that the subject property is irregularly shaped. She stated that the subject property was substandard in that it was only 101' deep on one side and only 96' deep on the other side. She stated that the subject property is currently improved with the home. She stated that the home dates from 1886. She stated that the Applicant proposed to preserve the home and rehabilitate it because over time the home has grown not functional. She stated that the home was currently nonconforming with respect to its rear and side yard setbacks. She stated that the home was also currently nonconforming with respect to its FAR. She stated that the Applicant had spent approximately six (6) months in the basement of City

Hall looking for copies of building permits for the home on the subject property. She stated that the Applicant had worked with both the Department of Planning and Development and the City's Commission on Landmarks and had learned that sometime in the 1940s or 1950s, a previous owner of the subject property had erected an infill addition on the third floor of the home. She stated that this infill addition meant that the previous owner had built out the rear of the third floor which caused the home to currently exceed the FAR of the subject property's RM-5 zoning district. She stated that these were hardships the subject property currently faced, even without the Applicant's proposed fourth floor.

The Applicant's managing member Mr. Bart Przjemnski testified in support of the application. In response to questions from the ZONING BOARD OF APPEALS, Mr. Przjemnski testified that if he were to continue to testify, his testimony would be in accordance with his affidavit attached to the Applicant's proposed Findings of Fact.

The Applicant's architect Mr. Bill Kokalios testified in support of the application. In response to questions from the ZONING BOARD OF APPEALS, Mr. Kokalios testified that he had drafted the Applicant's prior plans for rehabilitating the home. He further testified that he had also provided to the ZONING BOARD OF APPEALS revised plans, which were the outcome of the agreement between the Applicant and those in attendance as to how those plans should be changed (said revised plans, "Joint Exhibit 1"). He testified that if he were to continue to testify, his testimony would be consistent with both his affidavit attached to the Applicant's proposed Findings of Fact and Joint Exhibit 1.

The ZONING BOARD OF APPEALS then stated it would take the Applicant's applications under advisement.

The Alderman protested stating that she would like to make a statement. She then stated that the ZONING BOARD OF APPEALS did not provide written notice of the date of a continued hearing.

The ZONING BOARD OF APPEALS agreed, noting that an interested party was supposed to appear on the originally noticed hearing date. The ZONING BOARD OF APPEALS stated that if a matter were continued on said originally noticed hearing date, an interested party would therefore know of the continued date.

The Alderman stated that she understood but that her constituents did not and had assumed the matter was closed.

The ZONING BOARD OF APPEALS disagreed with this interpretation. It stated that written notice had been supplied in this case, stating the original date and time of the hearing. It stated that at this first hearing, an interested party would learn whether or not there is a continuance. It stated that any interested party can always call ZONING BOARD OF APPEALS staff to see if a matter is continued. Similarly, it stated that the ZONING BOARD OF APPEALS' website states when hearings are. It stated that if a party was truly engaged in a matter, it would expect that said interested party would

check the website, call ZONING BOARD OF APPEALS staff or appear at the originally scheduled hearing date, especially when said interested party had received written notice stating the date and time of the originally scheduled hearing on a matter.

B. Criteria for a Variation

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

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

Pursuant to Section 17-13-1107-C of the Chicago Zoning Ordinance, in making its determination of whether practical difficulties or particular hardships exist, the ZONING BOARD OF APPEALS must take into consideration the extent to which evidence has been submitted substantiating the following facts: (1) the particular physical surroundings, shape or topographical condition of the specific property involved would result in a particular hardship upon the property owner as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out; (2) the conditions upon which the petition for a variation is based would not be applicable, generally, to other property within the same zoning classification; (3) the purpose of the variation is not based exclusively upon a desire to make more money out of the property; (4) the alleged practical difficulty or particular hardship has not been created by any person presently having an interest in the property; (5) the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; and (6) the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.

III. FINDINGS OF FACT.

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

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

As set forth in the Applicant's proposed Findings of Fact and as stated by Ms. Barnes, the subject property is currently improved with a nonconforming home. In fact, the home is currently nonconforming with respect to its rear yard setback and its non-alley side yard setback. The home is also currently nonconforming in that it is over the subject property's FAR. The subject property is irregularly shaped and substandard in depth, resulting in a lack of open space on the subject property. Further, as shown by the plans, the subject property is currently improved almost lot line to lot line, meaning that any proposed addition would need to be vertical. Based on all this, strict compliance with the regulations and standards of the Chicago Zoning Ordinance, would create practical difficulties or particular hardships for the subject property as the home could not be rehabilitated without the requested variations.

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

As set forth in the Applicant's proposed Findings of Fact, the requested variations promote the rehabilitation and reuse of older buildings as set forth in Section 17-1-0511 of the Chicago Zoning Ordinance. Further, as the Applicant's proposed plans for rehabilitating the home have been reviewed and approved by the Permit Review Committee of the City's Commission on Landmarks, the requested variations protect the character of the Astor Street Landmark District, an established residential neighborhood, in accordance with Section 17-1-0503 of the Chicago Zoning Ordinance.

After careful consideration of the evidence, testimony and the entire record, including the Applicants' proposed Findings of Fact, the ZONING BOARD OF APPEALS hereby makes the following findings with reference to the Applicants' 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.*

As set forth in the Applicant's proposed Findings of Fact, without the variations to reduce the setbacks and increase the FAR, the Applicant would not be able to occupy or insure the home. This is because these variations are required to legalize the home's current third floor and without legalizing the home's current third floor, the Applicant cannot obtain a certificate of occupancy from the City. As also set forth by the Applicant's proposed Findings of Fact, the home on the subject property consists of very disjointed rooms and has limited natural light. In

order to rectify this, the Applicant proposed a partial fourth floor addition, which would require not only the variations to reduce the setbacks and increase the FAR but also the variation to increase the maximum building height of the subject property. After all, due to the subject property's substandard lot size and the fact the home currently extends almost lot line to lot line, the only option the Applicant has is to create a vertical addition to the home. In sum, 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 because, without the requested variations, the Applicant could not rehabilitate the home on the subject property.

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

The irregularly shaped lot, substandard lot depth, nonconforming home and lack of open space on the subject property are unique circumstances and are not generally applicable to other residential property.

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

As noted above, the variations to reduce the setbacks and increase the FAR are both required to legalize the home's current third floor. As the home's current third floor has existed since at least the 1950s, such variations will not alter the essential character of the neighborhood. With respect to all three variations allowing for the partial fourth floor addition, the plans for such addition have been reviewed and approved by the Permit Review Committee of the City's Commission on Landmarks. Such review and approval ensure that the partial fourth floor will not alter the essential character of the Astor Street Landmark District. Moreover, as shown by the revised plans of Joint Exhibit 1, the partial fourth floor has been made even smaller, further limiting any impact the proposed fourth floor addition will have on the neighborhood.

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

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

As noted above, the subject property is irregularly shaped, substandard in lot depth, improved with a nonconforming home and improved almost lot line to lot

line. As set forth on the Applicant's plans, it is also landlocked, in that it shares a party wall with its neighbor next north and has an alley to its south. Therefore, the particular physical surroundings, shape and topographical condition of the subject property result in particular hardship upon the Applicant as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out with respect to the Applicant's proposed rehabilitation of the home.

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

The irregularly shaped lot, substandard lot depth, nonconforming home and lack of open space on the subject property are unique circumstances and are conditions not applicable, generally, to other property within the RM-5 zoning classification.

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

As set forth in the Applicant's proposed Findings of Fact, the variations to reduce the setbacks and increase the FAR are needed to legalize the home. Further, the variation to increase the maximum building height of the subject property will allow the Applicant to provide an older, landlocked home with more access to natural light. All three variations are therefore necessary to rehabilitate the home, and in consequence, the purpose of the variations is not based exclusively upon a desire to make more money out of the subject property.

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

As the home on the subject property dates from the 1880s and the third floor addition dates from the 1940s or 1950s, the Applicant did not create the current nonconforming conditions of the home. Further, the Applicant did not create the irregularly shaped lot, the substandard lot depth, the lack of open space or the landlocked nature of the subject property.

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

The variations to reduce the setbacks and increase the FAR of the subject property will allow the current third floor of the home to remain. As the third floor of the home has existed since at least the 1950s, granting these variations will therefore not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood. Further, the variation to increase the maximum building height of the subject property is exceedingly minor and due to

the limited nature of the partial fourth floor addition will also not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood.

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

Granting the variations will not impair an adequate supply of light and air to adjacent properties. As noted above, the variations to reduce the setbacks and increase the FAR are necessary to legalize the current third floor of the home. The request to increase the maximum building height of the subject property is minor and as the proposed fourth floor addition is limited, such request will also not impair an adequate supply of light and air to adjacent properties. The variations will not increase congestion in the public streets because, as shown by the plans, the two-car garage on the subject property will remain. The proposed variations will also not increase the danger of fire or endanger the public safety. Further, the proposed variations will allow the Applicant to rehabilitate the home and therefore will not substantially diminish or impair property values within the neighborhood.

IV. CONCLUSION

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

The ZONING BOARD OF APPEALS hereby approves the Applicant's applications for variations, and pursuant to the authority granted to the ZONING BOARD OF APPEALS by Section 17-13-1105 of the Chicago Zoning Ordinance, the Zoning Administrator is authorized to permit said variations subject to the following condition:

1. The proposed rehabilitation of the home on the subject property shall be consistent with the revised plans presented to the ZONING BOARD OF APPEALS at the hearing and known as Joint Exhibit 1.

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