

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

APPLICANT: Alicia Alejandra Rendon Perez **CAL NO.:** 352-16-S
APPEARANCE FOR: Same **MINUTES OF MEETING:**
 August 19, 2016
APPEARANCE AGAINST: None
PREMISES AFFECTED: 2458 S. Whipple Street

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

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

SEP 22 2016
 CITY OF CHICAGO

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

AFFIRMATIVE	NEGATIVE	ABSENT
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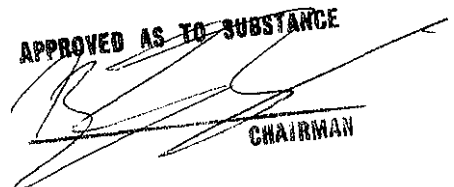
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 19, 2016 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 4, 2016 ; and

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

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Annie Bowens

CAL NO.: 353-16-S

APPEARANCE FOR: Same

MINUTES OF MEETING:
August 19, 2016

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1745 E. 87th Street

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

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

SEP 22 2016

CITY OF CHICAGO

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

AFFIRMATIVE	NEGATIVE	ABSENT
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THE RESOLUTION:

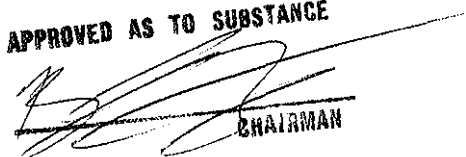
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 19, 2016 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on ; and

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

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

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

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Wilmot Construction

CAL NO.: 354-16-Z

APPEARANCE FOR: Mark Kupiec

MINUTES OF MEETING:
August 19, 2016

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1854-56 N. California Avenue / 2805 W. Cortland Avenue

NATURE OF REQUEST: Application for a variation to reduce the required rear setback from 30' to 15' for a four-story, six dwelling unit building with ground floor office, a roof deck, an attached seven car garage with roof top deck and two roof stairway enclosures.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

SEP 22 2016

CITY OF CHICAGO

BLAKE SERCYE
SOL FLORES
SHEILA O'GRADY
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 August 19, 2016 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 4, 2016; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the required rear setback to 15' for a four-story, six dwelling unit building with ground floor office, a roof deck, an attached seven car garage with roof top deck and two roof stairway enclosures; 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: Jan Mikulski **CAL NO.:** 355-16-Z

APPEARANCE FOR: Mark Kupiec **MINUTES OF MEETING:**
August 19, 2016

APPEARANCE AGAINST: None

PREMISES AFFECTED: 4120 S. Berkley Avenue

NATURE OF REQUEST: Application for a variation to reduce the front setback from the required 8.298' to 6.81', rear setback from 19.12' to 8.0', the rear parking setback from the alley which is less than 20' wide from 2' to 1.5', the north setback from 2' to 1', the south setback from 2' to zero, the combined side setback from 5' to 1', also, to relocate the required rear yard open space (90.8 square feet) to the garage roof deck in order to erect a two-story, single family residence, rooftop stair enclosure and an attached two-car garage.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

SEP 22 2016
CITY OF CHICAGO

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

AFFIRMATIVE	NEGATIVE	ABSENT
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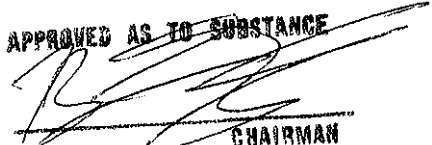
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 19, 2016 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 4, 2016 ; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the front setback to 6.81', rear setback to 8.0', the rear parking setback from the alley which is less than 20' wide 2' to 1.5', the north setback to 1', the south setback to zero, the combined side setback to 1', also, to relocate the required rear yard open space (90.8 square feet) to the garage roof deck in order to erect a two-story, single family residence, rooftop stair enclosure and an attached two-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: Adam Velarde

CAL NO.: 356-16-Z

APPEARANCE FOR: Bernard Citron

MINUTES OF MEETING:
August 19, 2016

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1801-03 N. Winchester

NATURE OF REQUEST: Application for a variation to reduce the rear setback from 35' to 2', south setback from 3.68' to 1.0', north setback from 3.68' to zero, combined side setback from 9.2' to 1' for a recreational pool with built up landscape at 4'-8" above grade.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

SEP 22 2016

CITY OF CHICAGO

BLAKE SERCYE
SOL FLORES
SHEILA O'GRADY
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 August 19, 2016 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 4, 2016 ; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant in this matter testified that the variations are needed because the applicant's mother requires physical therapy for a medical condition and needs to install a therapy pool; the applicant shall be permitted to reduce the rear setback to 2', south setback to 1.0', north setback to zero, combined side setback to 1' for a recreational pool with built up landscape at 4'-8" above grade; 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 and Valerie Chamberlain **CAL NO.:** 357-16-Z
APPEARANCE FOR: Thomas Moore **MINUTES OF MEETING:**
 August 19, 2016
APPEARANCE AGAINST: None
PREMISES AFFECTED: 7420 N. Odell Avenue

NATURE OF REQUEST: Application for a variation to reduce the north and south setbacks each from 4' to 3' and the combined side yard setback from 12.3' to 6', for a rear two-story addition and attached front garage to an existing two-story single family residence.

**ACTION OF BOARD-
 VARIATION GRANTED**

THE VOTE

SEP 22 2016

CITY OF CHICAGO

BLAKE SERCYE
 SOL FLORES
 SHEILA O'GRADY
 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 August 19, 2016 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on ; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the north and south setbacks each to 3' and the combined side yard setback to 6', for a rear two-story addition and attached front garage to an existing two-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

 DEAN

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

APPLICANT: Denny Development. LLC

CAL NO.: 358-16-Z

APPEARANCE FOR: Thomas Moore

MINUTES OF MEETING:
August 19, 2016

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2045 W. School Street

NATURE OF REQUEST: Application for a variation to reduce the front setback from the required 21.2' to 17.0', the rear setback from 35.0' to 2.33', the east setback from 2.0' to 0.17' (west to be 2'), the combined side setback from 5.0' to 2.17' for a proposed, two-story single family residence a new detached, two-car garage with roof deck an open stairwell to access the garage roof deck and an attached fireplace on the garage.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

SEP 22 2016
CITY OF CHICAGO

BLAKE SERCYE
SOL FLORES
SHEILA O'GRADY
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 August 19, 2016 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times August 4, 2016 on ; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the front setback to 17.0', the rear setback to 2.33', the east setback to 0.17' (west to be 2'), the combined side setback from 5.0' to 2.17' for a proposed, two-story single family residence a new detached, two-car garage with roof deck an open stairwell to access the garage roof deck and an attached fireplace on the 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: Northwestern University Settlement Association **CAL NO.:** 359-16-Z

APPEARANCE FOR: Joseph Gattuso **MINUTES OF MEETING:**
August 19, 2016

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1420-34 W. Augusta Boulevard

NATURE OF REQUEST: Application for a variations to reduce the rear setback from the required 37.29' to 20.50', the east setback from 12' to zero for a proposed one and two-story addition to an existing school, also to exceed the existing floor area ratio by no more than 15% (4,038 square feet).

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

SEP 22 2016

CITY OF CHICAGO

BLAKE SERCYE
SOL FLORES
SHEILA O'GRADY
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 August 19, 2016 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 4, 2016 ; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the rear setback to 20.50', the east setback to zero for a proposed one and two-story addition to an existing school, also to exceed the existing floor area ratio by no more than 15% (4,038 square feet); 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: Shiner Capital Partners, LLC **CAL NO.:** 360-16-S
APPEARANCE FOR: Jim Griffin **MINUTES OF MEETING:**
August 19, 2016
APPEARANCE AGAINST: None
PREMISES AFFECTED: 4156-92 S. Archer Avenue / 4120-34 S. Richmond Street

NATURE OF REQUEST: Application for a special use to establish two drive-through lanes to serve a financial institution.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

SEP 22 2016
CITY OF CHICAGO

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

AFFIRMATIVE	NEGATIVE	ABSENT
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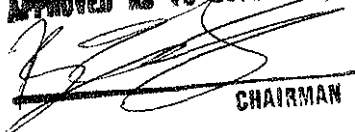
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 19, 2016 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 4, 2016 ; and

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

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The construction is consistent with the design and layout of the site plan dated February 2, 2016 and the landscape plan dated August 15, 2016, both prepared by Kimley-Horn and Associates.

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: 2101 Wabash, LLC

CAL NO.: 361-16-S

APPEARANCE FOR: Carol Stubblefield

MINUTES OF MEETING:
August 19, 2016

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2101. S. Wabash Avenue

NATURE OF REQUEST: Application for a special use to reduce the minimum off-street parking ratio for residential use by 100% to allow the conversion of an existing six-story warehouse/ office building to be converted to forty three dwelling units (thirty eight dwelling units and five efficiency units) along with ground floor retail. The building is located within 1, 320 feet of a CTA rail station.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

SEP 22 2016

CITY OF CHICAGO

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

AFFIRMATIVE	NEGATIVE	ABSENT
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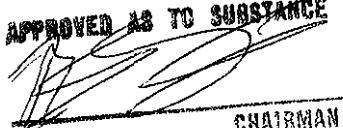
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 19, 2016 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 4, 2016 ; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the minimum off-street parking ratio for residential use by 100% to allow the conversion of an existing six-story warehouse/ office building to be converted to forty three dwelling units (thirty eight dwelling units and five efficiency units) along with ground floor retail; the building is located within 1, 320 feet of a CTA rail station ;expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: 3435 North Cicero, LLC **CAL NO.:** 362-16-S
APPEARANCE FOR: Amy Degnan **MINUTES OF MEETING:**
August 19, 2016
APPEARANCE AGAINST: None

PREMISES AFFECTED: 3401-35 N. Cicero Avenue / 4758-74 W. Roscoe Avenue

NATURE OF REQUEST: Application for a special use to a establish a community center.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

SEP 22 2016
 CITY OF CHICAGO

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

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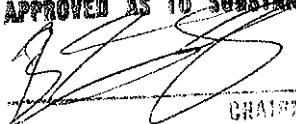
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 19, 2016 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 4, 2016 ; and

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

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The development is consistent with the design and layout of the site plan dated August 4, 2016, the landscape plan dated August 8, 2016, the first floor plan dated June 3, 2016, the second through fourth floor plans dated June 27, 2016, and the elevations dated June 24, 2016, all prepared by Eckenhoff Sauders 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: Celina Garcia

CAL NO.: 363-16-S

APPEARANCE FOR: Same

MINUTES OF MEETING:
August 19, 2016

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3108 W. 59th Street

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

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

SEP 22 2016
CITY OF CHICAGO

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

AFFIRMATIVE	NEGATIVE	ABSENT
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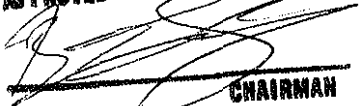
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 19, 2016 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 4, 2016 ; and

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

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Bil & Cas Builders, LLC **CAL NO.:** 364-16-Z
APPEARANCE FOR: Mark Kupiec **MINUTES OF MEETING:**
August 19, 2016
APPEARANCE AGAINST: None
PREMISES AFFECTED: 3310 N. Seeley Avenue

NATURE OF REQUEST: Application for variations to reduce the rear setback from the required 34'-8" to 3'-6", the north setback from 2' to zero (south to be 2') for an open stair to access the proposed garage roof deck, also to relocate the rear yard open space to the garage roof deck.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

SEP 22 2016

CITY OF CHICAGO

BLAKE SERCYE
 SOL FLORES
 SHEILA O'GRADY
 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 August 19, 2016 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 4, 2016 ; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the rear setback to 3'-6", the north setback to zero (south to be 2') for an open stair to access the proposed garage roof deck, also to relocate the rear yard open space to the garage roof deck; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

 CHAIRMAN

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

APPLICANT: Marquette Bank and Trust # 14401

CAL NO.: 365-16-Z

APPEARANCE FOR: Mark Kupiec

MINUTES OF MEETING:
August 19, 2016

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3520 N. Seeley Avenue

NATURE OF REQUEST: Application for a variation to reduce the rear setback from the required 34'-9" to 3'-6", the north setback from 2' to zero, (south to be 2'), the total combined side setback from 5' to 2' for an open stair to access the proposed garage roof deck, also to relocate the rear yard open space to the garage roof deck.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

SEP 22 2016

CITY OF CHICAGO

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

AFFIRMATIVE	NEGATIVE	ABSENT
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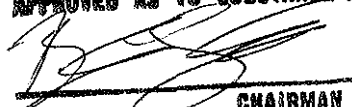
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 19, 2016 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times August 4, 2016 on ; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the rear setback to 3'-6", the north setback to zero, (south to be 2'), the total combined side setback to 2' for an open stair to access the proposed garage roof deck, also to relocate the rear yard open space to the garage roof deck; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Marquette Bank Trust # 14401 **CAL NO.:** 366-16-Z
APPEARANCE FOR: Mark Kupiec **MINUTES OF MEETING:**
 August 19, 2016
APPEARANCE AGAINST: None
PREMISES AFFECTED: 2051 W. Grace Street

NATURE OF REQUEST: Application for a variation to reduce the rear setback from the required 35.03' to 3.5', the west setback from 2' to zero (east to be 2'), total combined side setback from 5' to 2' for an open stair on the west elevation to access a proposed garage roof deck.

**ACTION OF BOARD-
 VARIATION GRANTED**

THE VOTE

SEP 22 2016
 CITY OF CHICAGO

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

AFFIRMATIVE	NEGATIVE	ABSENT
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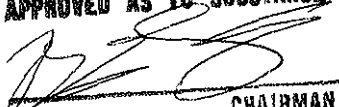
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 19, 2016 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 4, 2016; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the rear setback to 3.5', the west setback to zero (east to be 2'), total combined side setback to 2' for an open stair on the west elevation to access a proposed garage roof deck; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

 CHAIRMAN

**ZONING BOARD OF APPEALS
CITY OF CHICAGO**

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



SEP 22 2016
CITY OF CHICAGO

MVM Properties, LLC 2145 Augusta Series
APPLICANT

367-16-Z
CALENDAR NUMBER

2145 W. Augusta Blvd.
PREMISES AFFECTED

August 19, 2016
HEARING DATE

Mark Kupiac
APPEARANCE FOR APPLICANT

Paul & Margaret Waverly
OBJECTORS

NATURE OF REQUEST

Application for a variation to reduce the rear setback from the required 37.5' to 22' for an open stair to access a proposed rooftop deck which shall also contain the relocated rear yard open space.

ACTION OF BOARD

THE VOTE


The application for a variation is approved.

	APPROVE	DENY	ABSENT
Blake Sercye, Chairmain	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sol Flores	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sheila O'Grady	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sam Toia	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Amanda Williams	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

THE RESOLUTION OF THE BOARD

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals ("Board") at its regular meeting held on August 19, 2016, after due notice thereof as provided under Section 17-13-0107-B of the Chicago Zoning Ordinance ("Zoning Ordinance") and by publication in the *Chicago Sun-Times*; and

WHEREAS, Mr. Mark Wyshnytzky testified on behalf of the Applicant; that he is the managing member of the Applicant; that the Applicant owns the subject property; that the Applicant's program for development on the subject property is a four-unit new construction building at the front of the property and a garage at the rear of the subject property; that the Applicant proposes a rooftop deck over the garage; that the Applicant is before the Board to request an open stair to access the proposed rooftop deck; that he is familiar with the real estate market in the area and condo owners are looking for a condo with access to a garage rooftop deck; that garage rooftop decks are a necessary amenity

APPROVED AS TO SUBSTANCE

CHAIRMAN

in this real estate market; that three of the four units in the building will use the proposed garage rooftop deck; that the proposed rooftop deck is therefore necessary; that the proposed stair to the proposed garage rooftop deck is of reasonable size and is in a reasonable location to access the roof; that the stair is designed to minimize any visual effect to the neighborhood; that he estimates the Applicant's profit on the project is about fifteen percent (15%); that without a stairway to access the proposed rooftop deck, the Applicant would have a more difficult time selling the units and, as a result, the profit would be less; that consequently, the property in question cannot yield a reasonable return without the request variation; and

WHEREAS, Mr. John Hanna testified on behalf of the Applicant; that he is the project architect; that he then testified as to the program of development for the subject property; that the proposed stair to the proposed garage rooftop deck is designed to minimize visual effect on the neighboring properties; that to access the garage roof, the proposed stair will need to be more than six feet (6') in height; that there is no way to build any open stair over six feet (6') to access the garage roof without some sort of variation; that the building will still have a backyard; that however, due to the City's technical requirements, the Applicant is asking for a variation to count the space on the rooftop deck as additional rear yard open space; that he is familiar with the neighborhood; that there are other, similar stairs in the neighborhood; that the requested variations, if granted, will not alter the essential character of the neighborhood; and

WHEREAS, in response to questions by the Board, Mr. Wyshnytzky testified that currently there was no garage rooftop deck on the subject property; and

WHEREAS, Mr. Paul Waverly, of 2147 W. Augusta Blvd., testified in objection to the application; that the plans shown to the Board were not the most recent plans; that the plans shown to him by the Applicant had a trellis that will act as a privacy fence partially along the north side of the property and fully along the west; that these plans were done at his request; and

WHEREAS, Ms. Margaret Waverly, of 2147 W. Augusta Blvd., testified in opposition to the application; and

WHEREAS, Mr. Hanna further testified that Mr. Waverly was correct regarding the plans; that the Waverlys met with the Applicant the week prior; that at the Waverly's request, he added a screening wall that would be six feet (6') high; and

WHEREAS, Mr. Steven Valenziano, Assistant Zoning Administrator, testified that rooftop trellis on the garage would not be permitted on the subject property due to height limitations; that the Applicant is only reducing the rear setback to twenty-two feet (22'); that accessory buildings in the rear setback – such as a garage – can only be fifteen feet (15') in height; that because the Applicant is only reducing the rear setback to twenty-two feet (22'), the garage is still in the rear setback; that therefore the garage can only be fifteen (15') feet in height; and

WHEREAS, in response to questions from the Board, Mr. Valenziano testified that any trellis attached to the garage could only be from grade to the top of the trellis fifteen feet (15'); that as long as there is a twenty-two foot (22') rear setback, the City's Department of Planning and Development ("Department") will not permit a trellis on top of the garage; and

WHEREAS, Mr. Hanna further testified that while the trellis could only be fifteen feet (15') from grade to the top of the trellis, the Applicant is also planning to put planted evergreens right along the trellis; and

WHEREAS, Mr. Valenziano further testified that there is no limitation on trees or shrubs exceeding fifteen feet (15') in the rear setback; and

WHEREAS, in response to further questions by the Board, Mr. Valenziano further testified that frequently, when one wanted a trellis on top of a garage, one reduced the required rear setback to two feet (2'); that then one would not be exceeding the maximum building height in the rear setback; and

WHEREAS, Mr. Mark Kupiec, counsel for the Applicant, stated the Applicant would be happy to amend the application on its face; and

WHEREAS, the Board stated that such an amendment would require new public notice due to the fact it would be a greater reduction than the original relief requested; that if the Applicant wished to withdraw and then re-file with new public notice, the Board would hear it again; and

WHEREAS, Mr. Kupiec stated that Mr. Hanna's solution sounded reasonable; that the Applicant would continue with the fifteen foot (15') trellis plus the vegetation; and

WHEREAS, the Board stated that so long as there was a solution with respect to the trellis that fell within the fifteen feet (15') from grade, the Board did not believe there was an issue; and

WHEREAS, in response to questions from the Board, Mr. Valenziano further testified that if the Board approved the request for a twenty-two foot (22') rear setback, then all review by the Department would be based on the twenty-two feet (22'); and

WHEREAS, Mr. Kupiec submitted a copy of the amended plans discussed by Mr. Waverly to the Board; and

WHEREAS, Mr. Waverly reiterated that he wished for the privacy screening; and

WHEREAS, the Board stated that it was glad the Applicant and Mr. Waverly were in agreement; that it was up to Mr. Hanna to work with the Department to make sure the amended plans were allowed; and

WHEREAS, Section 17-13-1101-A of the Chicago Zoning Ordinance grants the Zoning Board of Appeals authority to grant a variation to permit required rear open space to be located on a deck or patio located more than four feet (4') above ground; and

WHEREAS, Section 17-13-1101-B of the Chicago Zoning Ordinance grants the Zoning Board of Appeals authority to grant a variation to permit the reduction of any setback; now, therefore,

THE ZONING BOARD OF APPEALS having fully heard the testimony and arguments of the parties and as the decision of the Zoning Board of Appeals to approve a variation application must be based solely on the approval criteria enumerated in Section 17-13-1107-A, B and C of the Chicago Zoning Ordinance, and the Board being fully advised, hereby makes the following findings with reference to the Applicant's application for a variation:

1. The Board finds pursuant to Section 17-13-1107-A that the Applicant has proved its case by testimony and other evidence that strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property as the garage roof-top deck is permitted as of right under this Zoning Ordinance. Further, the requested variations are consistent with the stated purpose and intent of this Zoning Ordinance.
2. The Board finds pursuant to Section 17-13-1107-B that the Applicant has proved its case by testimony and other evidence that: (1) the property in question cannot yield a reasonable rate of return if permitted to be used only in accordance with the standards of this Zoning Ordinance because the Applicant can build the garage roof-top deck as of right but cannot access the garage roof-top deck without the requested variations; (2) the practical difficulty or particular hardship of the property – namely, the ability to build the garage roof-deck as of right but not being able to build a stair to access said garage roof-deck – is due to unique circumstances and is not generally applicable to other similarly situated property; and (3) the variation, if granted, will not alter the essential character of the neighborhood as very credibly testified to by Mr. Hama.
3. The Board, in making its determination pursuant to 17-13-1107-C that a practical difficulty or particular hardship did exist, took into account that evidence was presented that: (1) the particular topographical condition of the specific property involved – namely, that the Applicant can build a garage roof-deck that is compliant with this Zoning Ordinance but not stairs to access said garage roof-deck – would result in particular hardship upon the Applicant if the strict letter of the regulations were carried out; (2) the ability of the Applicant to build a garage roof-deck but not stairs to access said roof-deck is not applicable, generally, to other property in the RT-4 zoning district; (3) the purpose of the variation is not based exclusively upon a desire to make more money out of the property but merely to make a reasonable return of fifteen percent (15%) on the Applicant's investment; (4) the ability of the Applicant to build a garage

roof-deck but not stairs to access said roof-deck has not been created by any person having an interest in the subject property; (5) the granting of the variation will not be detrimental to public welfare or injurious to other property; 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.

RESOLVED, the Board finds that the Applicant has sufficiently established by testimony and other evidence covering the specific criteria for a variation to be granted pursuant to Sections 17-13-1107- A, B and C of the Chicago Zoning Ordinance.

RESOLVED, the aforesaid variation application is hereby approved, and the Zoning Administrator is authorized to permit said variations.

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

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

APPLICANT: Brenda Flores- B'sexy Beauty Salon, Inc. **CAL NO.:** 368-16-S

APPEARANCE FOR: Same **MINUTES OF MEETING:** August 19, 2016

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3617 W. 27th Street

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

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

SEP 22 2016
CITY OF CHICAGO

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

AFFIRMATIVE	NEGATIVE	ABSENT
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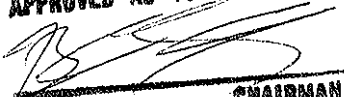
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 19, 2016 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 4, 2016 ; and

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

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Great Lakes Spa, LLC **CAL NO.:** 369-16-S
APPEARANCE FOR: Thomas Moore **MINUTES OF MEETING:**
August 19, 2016
APPEARANCE AGAINST: None
PREMISES AFFECTED: 1337 N. Ashland Avenue # 1

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

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

SEP 22 2016
CITY OF CHICAGO

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

AFFIRMATIVE	NEGATIVE	ABSENT
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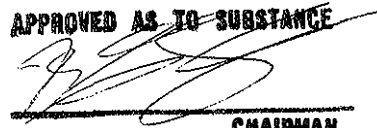
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 19, 2016 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 4, 2016 ; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a massage establishment at the subject site; a special use was also granted to the subject site to establish a nail salon in Cal. No. 370-16-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; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Great Lakes Spa, LLC **CAL NO.:** 370-16-S
APPEARANCE FOR: Thomas Moore **MINUTES OF MEETING:**
APPEARANCE AGAINST: None August 19, 2016
PREMISES AFFECTED: 1337 N. Ashland Avenue #1
NATURE OF REQUEST: Application for a special use to establish a nail salon.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

SEP 22 2016
 CITY OF CHICAGO

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

AFFIRMATIVE	NEGATIVE	ABSENT
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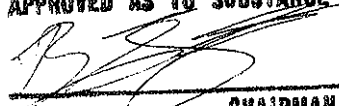
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 19, 2016 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 4, 2016 ; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a nail salon at the subject site; an additional special use to establish a massage establishment was also granted to the subject site in Cal. Nol. 369-16-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; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Aries Real Estate **CAL NO.:** 371-16-S
APPEARANCE FOR: Bernard Citron **MINUTES OF MEETING:**
August 19, 2016
APPEARANCE AGAINST: None
PREMISES AFFECTED: 4404-22 N. Pulaski Road

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

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

SEP 22 2016
CITY OF CHICAGO

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

AFFIRMATIVE	NEGATIVE	ABSENT
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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 August 19, 2016 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 4, 2016 ; and

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

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The development is constructed consistent with the plans dated August 12, 2016.

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: Donn N. Schimp II and Renae Bradshaw **CAL NO.:** 372-16-S

APPEARANCE FOR: Thomas Moore **MINUTES OF MEETING:**
August 19, 2016

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3410 N. Claremont Avenue

NATURE OF REQUEST: Application for a special use to establish residential use below the second floor for the expansion of an existing single family residence.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

SEP 22 2016

CITY OF CHICAGO

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 19, 2016 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 4, 2016 ; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish residential use below the second floor for the expansion of an existing single family residence; a variation was also granted to the subject site in Cal. No. 373-16-Z; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The development is consistent with the design and layout of the plans dated March 10, 2016, prepared by Eki Architects Ltd.

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

APPROVED AS TO SUBSTANCE
[Signature]
SECRETARY

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

APPLICANT: Donn N. Schimp II and Renae Bradshaw CAL NO.: 373-16-Z

APPEARANCE FOR: Thomas Moore MINUTES OF MEETING: August 19, 2016

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3410 N. Claremont Avenue

NATURE OF REQUEST: Application for a variation to reduce the rear setback from the required 30' to zero on floors containing dwelling units for a second floor addition to an existing two-story single family residence that will also have a front two story addition and a front open stair and landing on to an existing two-story single family residence.

ACTION OF BOARD- VARIATION GRANTED

THE VOTE

SEP 22 2016

CITY OF CHICAGO

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

Table with 3 columns: AFFIRMATIVE, NEGATIVE, ABSENT. Rows correspond to the names in the previous block, with 'X' marks in the AFFIRMATIVE column for all names.

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 19, 2016 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 4, 2016 ; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the rear setback to zero on floors containing dwelling units for a second floor addition to an existing two-story single family residence that will also have a front two story addition and a front open stair and landing on to an existing two-story single family residence; a special use was also granted to the subject site in Cal. No. 372-16-S the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE
[Signature]
CHAIRMAN

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

APPLICANT: Tri-City Foods of Illinois Inc, DBA Burger King **CAL NO.:** 374-16-S

APPEARANCE FOR: Nick Ftikas **MINUTES OF MEETING:**
August 19, 2016

APPEARANCE AGAINST: None

PREMISES AFFECTED: 6261 N. Lincoln Avenue

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

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

SEP 22 2016

CITY OF CHICAGO

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
RECUSED		
X		


THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 19, 2016 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 4, 2016 ; and

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

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The redevelopment is consistent with the design and layout of the plans dated February 23, 2015 prepared by Warren Johnson Architects Inc., including the landscape plan dated June 9, 2016, prepared by Warren Johnson Architects Inc. along with Landscape Concepts Management and 3D Design Studio.

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

APPROVED AS TO SUBSTANCE


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

APPLICANT: Golden Teardrops, LLC

CAL NO.: 375-16-S

APPEARANCE FOR: Mina Mineva

MINUTES OF MEETING:
August 19, 2016

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2101-03 N. California Avenue

NATURE OF REQUEST: Application for a special use to establish an outdoor rooftop patio to serve a restaurant.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

SEP 22 2016

CITY OF CHICAGO

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
RECUSED		
X		

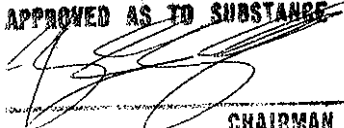
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 19, 2016 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 4, 2016 ; and

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

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The development is consistent with the design and layout in the floor plans and elevations dated June 26, 2014 and prepared by Craig and Associates 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
121 North LaSalle Street
Chicago, Illinois 60602
TEL: (312) 744-3888



SEP 22 2016
CITY OF CHICAGO

Phoenix Recovery Support Services, LLC
APPLICANT

376-16-S
CALENDAR NUMBER

501-17 N. Central Ave./5520-40 W. Race St.
PREMISES AFFECTED

August 19, 2016
HEARING DATE

Jordan Bass
APPEARANCE FOR APPLICANT

No Objectors

NATURE OF REQUEST

Application for a special use permit to permit the establishment of a transitional residence on the third floor of an existing four-story 300 room single room occupancy ("SRO") facility.

ACTION OF BOARD

THE VOTE

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

	APPROVE	DENY	ABSENT
Blake Sercye, Chairman	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sol Flores	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sheila O'Grady	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sam Toia	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Amanda Williams	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

THE RESOLUTION OF THE BOARD

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals ("Board") at its regular meeting held on August 19, 2016, after due notice thereof as provided under Section 17-13-0107-B of the Chicago Zoning Ordinance ("Zoning Ordinance") and by publication in the *Chicago Sun-Times*; and

WHEREAS, Mr. Jordan Bass, counsel for the Applicant, summarized the facts of the application and explained the underlying basis for the relief sought; that the Applicant sought a special use to establish and operate a twenty (20) bed transitional residence to house individuals for a proposed recovery program; that the proposed addiction recovery program would provide participants with individual case management consisting of recovery management, life skills training, psychosocial assessments, job readiness placement programming, and group sessions for violence prevention and intervention; and

APPROVED AS TO SUBSTANCE

WHEREAS, Mr. Sterling J. Guildersleeve testified on behalf of the Applicant; that he is one of the Applicant's managing members and its executive director; that he has over thirty (30) years' experience working in substance abuse in all levels of care but primarily in residential settings; that he recently retired as the executive director for the largest recovery home in the State of Illinois ("State") to start his own enterprise; that he is on the Board of Directors of the Illinois Association of Extended Care ("Association"); that the Association provides technical assistance and monitoring to ensure compliance for recovery homes in the State; that the Applicant proposed to operate a transitional housing program for men; that said program would allow the Applicant to address the needs of individuals by assisting said individuals in obtaining and maintaining abstinence, to assist them with getting a stable income and to get them into stable housing once they complete the Applicant's program; that the proposed use is necessary at the subject property; that while the Applicant will provide services to all of Chicago, it will primarily provide services for the Austin community and for those individuals that currently reside in the single room occupancy ("SRO") facility on the subject property; that one in ten individuals has a substance abuse problem; that Austin, although one of the largest neighborhoods in the City, only has one licensed recovery home; that the Applicant would definitely be an asset to the community; and

WHEREAS, in response to questions by the Board, Mr. Guildersleeve further testified that if someone in the existing SRO facility decided he needed help, the Applicant would open its doors to him; that the Applicant has linkage agreements with treatment providers in the community, such as Loretto Hospital and Haymarket House; that the Applicant has been in operation for a year; that the Applicant does not have a contract as it is currently in the process of getting licensure; that part of the licensure process is that the Applicant receives its special use approval from the Board; that currently, individuals pay out of their own pocket for the Applicant's services; that if the Applicant were licensed, there are number of entities that could fund the Applicant's services, such as the City's Department of Public Health and the Veteran's Administration; and

WHEREAS, in response to further questions by the Board, Mr. Guildersleeve testified that in order to get licensure, the Applicant has to be in operation; that it has to have linkage agreements and show that it knows how to operate; that he himself has the Certified Alcohol and Drug Abuse Counselor ("CADC") credentials and the National Certified Recovery Specialist ("NCRS") credentials; that he himself therefore has the credentials to provide substance abuse services; that he provides case management services to assist individuals that currently reside in the SRO facility; and

WHEREAS, Mr. Kareem Musawwir testified on behalf of the Applicant; that Mr. Musawwir's credentials as an expert in land planning were acknowledged by the Board; that he has physically inspected the subject property and its surrounding area; that the subject property is currently improved with a former YMCA facility that has since been handed over to a SRO facility operator; that the subject property is in a neighborhood just north of Lake Street, so there are a number of large capacity structures such as schools

and housing; that most of the neighborhood, however, is made up of two and three story buildings; that he has prepared a report containing the findings of his inspection; that his report was submitted to and accepted by the Board; that in his opinion the proposed special use: (1) complies with all applicable standards of this Zoning Ordinance; (2) is in the interest of the public convenience as there is a need for the operation of this sort of transitional residence and provided it is properly operated would be of help and service to the community; and (3) is compatible with the character of the surrounding area in terms of site planning and building scale and project design because there will be no change to the exterior of the existing building on the subject property; and

WHEREAS, in response to further questions by the Board, Mr. Guildersleeve testified that while some individuals may stay at the proposed facility for as little as thirty (30) days, an individual could stay for up to two (2) years; that the individuals the Applicant will be servicing are individuals who have a desire to be clean and sober; that the Applicant will be monitoring this sobriety on a 24/7 basis; that the Applicant has a house manager that will live on-site with the participants in the Applicant's program; that the Applicant does random drug testing and has a zero tolerance policy; that the portion of the facility utilized by the Applicant will have cameras and is a locked facility; there is security at the front desk; that the house manager will be paid staff; that in addition to the house manager and himself, the Applicant will employ a program manager, two (2) recovery specialists, and two (2) staff persons to provide case management services; that with respect to the two (2) staff persons, they will each have ten (10) individuals to assist with sobriety; and

WHEREAS, the staff of the Department of Planning and Development recommended approval to operate a transitional residence on the third floor of an existing four-story 300 room single room occupancy ("SRO") facility with an accessory office on the ground floor; now, therefore,

THE ZONING BOARD OF APPEALS having fully heard the testimony and arguments of the parties and being fully advised, hereby makes the following findings with reference to the Applicant's application for a special use pursuant to Section 17-13-0905-A of the Chicago Zoning Ordinance:

1. The proposed special use complies with all applicable standards of this Zoning Ordinance.
2. The proposed special use is in the interest of the public convenience as there is a need for the use in the Austin community and will not have a significant adverse impact on the general welfare of the community due to the condition imposed by the Board.
3. The proposed special use is compatible with the character of the surrounding area in terms of site planning and building scale and project design because the proposed use will be located on the third floor of a four story existing building.

4. The proposed special use is compatible with the character of the surrounding area in terms of operating characteristics such as hours of operation, outdoor lighting, noise and traffic generation because the proposed use will be located on the third floor of a four story existing building.
5. The proposed special use is designed to promote pedestrian safety and comfort because it will be located on the third floor of a four story existing building.

RESOLVED, the Board finds that the Applicant has proved its case by testimony and evidence covering the five specific criteria of Section 17-13-0905-A of the Chicago Zoning Ordinance.

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

1. The transitional residence on the third floor of the existing four story three hundred room single room occupancy ("SRO") facility shall be licensed by the State of Illinois and, if applicable, the City of Chicago for any recovery addiction services it provides.

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

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

APPLICANT: SRHAC **CAL NO.:** 377-16-S

APPEARANCE FOR: Jordan Bass **MINUTES OF MEETING:**

August 19, 2016

APPEARANCE AGAINST: None

PREMISES AFFECTED: 501-17 N. Central Avenue / 5520-40 W. Rave Street

NATURE OF REQUEST: Application for a special use to establish a transitional residence on the fourth floor of an existing three-hundred room single room occupancy facility.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

SEP 22 2016
CITY OF CHICAGO

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 19, 2016 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 4, 2016 ; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a transitional residence on the fourth floor of an existing three-hundred room single room occupancy 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; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Marco Ianotta **CAL NO.:** 378-16-Z

APPEARANCE FOR: Same as applicant **MINUTES OF MEETING:**
August 19, 2016

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3323 N. Leavitt Street

NATURE OF REQUEST: Application for a variation to reduce the north setback from the required 2' to 0.3' (south to be 3.4') for a total combined side setback from 5' to 3.7' and to reduce the rear yard open space from the required 675 square feet to 391.22 square feet for a rear two-story addition, a rear open deck and an open stair to access the second floor to an existing four-story, three dwelling unit building.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

SEP 22 2016
CITY OF CHICAGO

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 19, 2016 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 4, 2016 ; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the north setback to 0.3' (south to be 3.4') for a total combined side setback of 3.7' and to reduce the rear yard open space to 391.22 square feet for a rear two-story addition, a rear open deck and an open stair to access the second floor to an existing four-story, three dwelling unit building; an additional variation was granted to the subject site in Cal. No. 379-16-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Marco Ianotta **CAL NO.:** 379-16-Z
APPEARANCE FOR: Same as applicant **MINUTES OF MEETING:**
August 19, 2016
APPEARANCE AGAINST: None
PREMISES AFFECTED: 3323 N. Leavitt Street

NATURE OF REQUEST: Application for a variation to increase the existing non-conforming floor area by no more than 15% to 4214.43 square feet for a rear two-story addition, a rear open deck and an open stair to access the second floor to an existing four-story, three dwelling unit building.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

SEP 22 2016

CITY OF CHICAGO

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		


THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 19, 2016 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 4, 2016 ; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to increase the existing non-conforming floor area by no more than 15% to 4214.43 square feet for a rear two-story addition, a rear open deck and an open stair to access the second floor to an existing four-story, three dwelling unit building; an additional variation was also granted to the subject site in Cal. No. 378-16-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Terrance Wilson **CAL NO.:** 380-16-S
APPEARANCE FOR: Same as applicant **MINUTES OF MEETING:**
August 19, 2016
APPEARANCE AGAINST: None
PREMISES AFFECTED: 5868 W. Lake Street
NATURE OF REQUEST: Application for a special use to establish a barber shop.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

SEP 22 2016

CITY OF CHICAGO

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

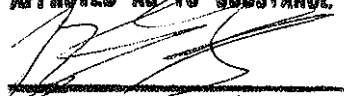
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 19, 2016 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on ; and

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

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Albert Rollins

CAL NO.: 381-16-Z

APPEARANCE FOR: Same as applicant

MINUTES OF MEETING:
August 19, 2016

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3235 W. Flournoy Street

NATURE OF REQUEST: Application for a variation to reduce the west side setback from the required 2.0' to 0.2' (east shall be 3.95'), combined side setback from 5.0' to 4.15' for a rear, three story-story crawl space addition and a rear, three-story open stair to an existing four-story, four dwelling unit building to be de-converted to a three dwelling unit building per building code violations issued by the Department of Buildings.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

SEP 22 2016

CITY OF CHICAGO

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

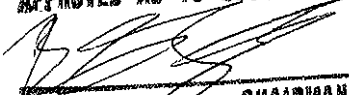
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 19, 2016 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 4, 2016 ; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant testified that the variations are needed to correct Building Department violations; the applicant shall be permitted to reduce the west side setback to 0.2' (east shall be 3.95'), combined side setback to 4.15' for a rear, three story-story crawl space addition and a rear, three-story open stair to an existing four-story, four dwelling unit building to be de-converted to a three dwelling unit building per building code violations issued by the Department of Buildings; an additional variation was also granted to the subject site in Cal. No. 382-16-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Albert Rollins

CAL NO.: 382-16-Z

APPEARANCE FOR: Same as applicant

MINUTES OF MEETING:
August 19, 2016

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3235 W. Flournoy Street

NATURE OF REQUEST: Application for a variation to increase the existing floor area ratio by no more than 15% (478.08 square feet) for a rear, three story-story crawl space addition and a rear, three-story open stair to an existing four-story, four dwelling unit building to be de-converted to a three dwelling unit building per building code violations issued by the Department of Buildings.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

SEP 22 2016
CITY OF CHICAGO

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		


THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 19, 2016 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 4, 2016 ; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant in this matter testified that the variations are needed to correct violations with the Department of Buildings; the applicant shall be permitted to increase the existing floor area ratio by no more than 15% (478.08 square feet) for a rear, three story-story crawl space addition and a rear, three-story open stair to an existing four-story, four dwelling unit building to be de-converted to a three dwelling unit building per building code violations issued by the Department of Buildings; an additional variation was also granted to the subject site in Cal. No. 381-16-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Andrew Larson & Bates McIntyre Larson

CAL NO.: 383-16-Z

APPEARANCE FOR: Thomas Moore

MINUTES OF MEETING:
August 19, 2016

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2140 W. Waveland Avenue

NATURE OF REQUEST: Application for a variation to reduce the west setback from the required 2' to 1.75' for a dormer addition on the west elevation and a rear second and third story addition with a rear deck on the second level on the existing three-story, single family residence.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

SEP 22 2016

CITY OF CHICAGO

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		


THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 19, 2016 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 4, 2016 ; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the west setback to 1.75' for a dormer addition on the west elevation and a rear second and third story addition with a rear deck on the second level on the existing three-story, single family residence; an additional variation was also granted to the subject site in Cal. No. 384-16-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Andrew Larson & Bates McIntyre Larson **CAL NO.:** 384-16-Z

APPEARANCE FOR: Thomas Moore **MINUTES OF MEETING:**
August 19, 2016

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2140 W. Waveland Avenue

NATURE OF REQUEST: Application for a variation to increase the maximum floor area ratio by not more than 15% (406.4 square feet) of the existing floor area ratio for a dormer addition on the west elevation and a rear second and third story addition with a rear deck on the second level on the existing three-story, single family residence.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

SEP 22 2016
CITY OF CHICAGO

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 19, 2016 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 4, 2016 ; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to increase the maximum floor area ratio by not more than 15% (406.4 square feet) of the existing floor area ratio for a dormer addition on the west elevation and a rear second and third story addition with a rear deck on the second level on the existing three-story, single family residence; an additional variation was also granted to the subject site in Cal. No. 383-16-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE
[Signature]

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

APPLICANT: John A. Plant

CAL NO.: 385-16-Z

APPEARANCE FOR:

MINUTES OF MEETING:
August 19, 2016

APPEARANCE AGAINST:

PREMISES AFFECTED: 1935 W. Schiller Street

NATURE OF REQUEST: Application for a variation to reduce the required rear setback from 48.6 to 21.67', the west from 2' to zero (east to remain at 2.78') and to reduce the required rear yard open space from 263.35 square feet to zero for a proposed attached two car garage on to an existing one story coach house.

ACTION OF BOARD-
WITHDRAWN ON MOTION OF THE APPLICANT

THE VOTE

SEP 22 2016
CITY OF CHICAGO

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Yosef & Edie Davis **CAL NO.:** 386-16-Z
APPEARANCE FOR: Sara Barnes **MINUTES OF MEETING:**
August 19, 2016
APPEARANCE AGAINST: None
PREMISES AFFECTED: 3501 W. Glenlake Avenue

NATURE OF REQUEST: Application for a variation to reduce the required rear setback from the required 27.28' to 13.13', the total combined side setback from 37.36' to 8' (zero on the west and 8' on the east), the east side reversed corner lot setback from 8.5' to 8' for a proposed one-story single family residence.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

SEP 22 2016
CITY OF CHICAGO

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

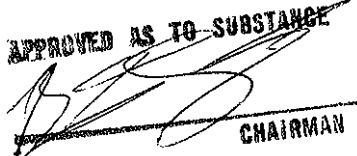
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 19, 2016 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 4, 2016 ; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the required rear setback to 13.13', the total combined side setback from 37.36' to 8' (zero on the west and 8' on the east), the east side reversed corner lot setback from 8.5' to 8' for a proposed one-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

**ZONING BOARD OF APPEALS
CITY OF CHICAGO**

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



SEP 22 2016

CITY OF CHICAGO

Ryan Kolar

APPLICANT

387-16-Z

CALENDAR NUMBER

2029 W. George Street

PREMISES AFFECTED

August 19, 2016

HEARING DATE

John Pikarski

APPEARANCE FOR APPLICANT

Susie Park

OBJECTOR

NATURE OF REQUEST

Application for a variation to reduce the front setback from the required 13' to 12.65'; to reduce the rear setback from 15.76' to 0'; to reduce the setback from the rear property line from 2' to 0' for garage access; and to relocate the rear yard open space (225 square feet) on the roof of the proposed two story single-family residence with a rear attached garage.

ACTION OF BOARD

THE VOTE

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

	APPROVE	DENY	ABSENT
Blake Sercye, Chairmain	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sol Flores	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sheila O'Grady	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sam Toia	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Amanda Williams	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

THE RESOLUTION OF THE BOARD

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals ("Board") at its regular meeting held on August 19, 2016, after due notice thereof as provided under Section 17-13-0107-B of the Chicago Zoning Ordinance ("Zoning Ordinance") and by publication in the *Chicago Sun-Times*; and

WHEREAS, Mr. John Pikarski, counsel for the Applicant, stated that the Applicant had reached an equitable situation with the neighbors across the alley ("Objectors"); that he then stated that the subject property is truly unique as it only has eighty-one (81) frontage feet by seventy feet (70') by roughly ninety feet (90'); that it is almost totally triangular; that without a variation, nothing can be built on the subject property; that the

APPROVED AS TO SUBSTANCE

CHAIRMAN

subject property is located in an area that lends itself to a fine new single-family home;
and

WHEREAS, in response to questions by the Board, Mr. Pikarski stated that the issue of the Objectors involved the alley; that the Objectors have a business across the alley from the subject property; that the Objectors have a gate that opens in a butterfly fashion; that consequently, the Objectors have extreme difficulty exiting their property and have been driving onto the Applicant's property to get out; that the Applicant will replace the Objectors' current gate with a gate that opens either up or down or side to side; that this is the agreement between the Objectors and the Applicant; and

WHEREAS, the Board stated that it would note that the Applicant would provide a gate to the Objectors that was not a butterfly gate; and

WHEREAS, Mr. Ryan Kolar, the Applicant, testified; that he is a retired architect, a real estate developer and an investment fund manager; that he proposes to develop a new single-family home on the subject property; that the subject property has been vacant for the past forty (40) years due to the triangular shape of the lot; that with respect to the front setback reduction, it is for a fireplace; that pursuant to Section 17-17-0309, fireplaces are allowed an eighteen inch (18") encroachment into the front setback; that the proposed fireplace will only encroach four inches (4"), so he believes it is a "miss" by the Department of Planning and Development; that although there is open space adequate to meet the rear requirement on the front and sides of the subject property, due to the configuration of the site, no rear yard is possible; that however, because he will be keeping the front and side yard space, the character of the street and value of adjacent properties will be improved once the home is finished; that the proposed variation will not alter the essential character of the neighborhood because the proposed home will be brick exterior with concrete elements that will match the rest of the street; that the proposed variation will not be injurious to other properties; that the proposed variation will not be detrimental to the welfare of the neighborhood; that the proposed variation will not impair an adequate supply of light and air and, instead, due to the unique shape of the lot, he will be giving more open air space to the neighbors than most homes in the City; that the proposed variation will not increase street congestion as there will be a two car garage on-site; that the proposed variation will not increase the danger of fire; that the proposed variation will not diminish property values and will instead improve values of all property adjacent to the site; and

WHEREAS, Section 17-13-1101-A of the Chicago Zoning Ordinance grants the Zoning Board of Appeals authority to grant a variation to permit required rear open space to be located on a deck or patio located more than four feet (4') above ground; and

WHEREAS, Section 17-13-1101-B of the Chicago Zoning Ordinance grants the Zoning Board of Appeals authority to grant a variation to permit the reduction of any setback; now, therefore,

THE ZONING BOARD OF APPEALS having fully heard the testimony and arguments of the parties and as the decision of the Zoning Board of Appeals to approve a variation application must be based solely on the approval criteria enumerated in Section 17-13-1107-A, B and C of the Chicago Zoning Ordinance, and the Board being fully advised, hereby makes the following findings with reference to the Applicant's application for variation:

1. The Board finds pursuant to Section 17-13-1107-A that the Applicant has proved its case by testimony and other evidence that strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property. Further, the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance.
2. The Board finds pursuant to Section 17-13-1107-B that the Applicant has proved by testimony and other evidence that: (1) the property in question cannot yield a reasonable rate of return if permitted to be used only in accordance with the standards of this Zoning Ordinance due to the unique shape of the lot; (2) the practical difficulty or particular hardship of the property – namely, the odd rectangular shape of the lot – is due to unique circumstances and is not generally applicable to other similarly situated property; and (3) the variation, if granted, will not alter the essential character of the neighborhood as very credibly testified to by Mr. Kolar.
3. The Board, in making its determination pursuant to 17-13-1107-C that a practical difficulty or particular hardship did exist, took into account that evidence was presented that: (1) the particular topographical condition of the specific property involved – namely, the lot's unique triangular shape – would result in particular hardship upon the Applicant if the strict letter of the regulations were carried out; (2) the unique triangular shape of the lot is not applicable, generally, to other property in the RS-3 zoning district; (3) the purpose of the variation is not based exclusively upon a desire to make more money out of the property but is instead necessary to build anything on the subject property; (4) the unique triangular shape of the lot has not been created by any person having an interest in the subject property; (5) the granting of the variation will not be detrimental to public welfare or injurious to other property; 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.

RESOLVED, the Board finds that the Applicant has sufficiently established by testimony and other evidence covering the specific criteria for a variation to be granted pursuant to Sections 17-13-1107- A, B and C of the Chicago Zoning Ordinance.

RESOLVED, the aforesaid variation application is hereby approved, and the Zoning Administrator, pursuant to the authority granted to the Board under Section 17-13-1105 of this Zoning Ordinance, is authorized to permit said variation subject to the following conditions:

1. The Applicant shall replace the current butterfly gate at 2857 N. Clybourn owned by Sparkeen Cleaners with a new gate that either opens up and down or slides to one side.

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

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

APPLICANT: Stephen Johnson **CAL NO.:** 388-16-Z

APPEARANCE FOR: John Pikarski **MINUTES OF MEETING:**

APPEARANCE AGAINST: None August 19, 2016

PREMISES AFFECTED: 4300 W. Kamerling Street

NATURE OF REQUEST: Application for variation to reduce the rear setback from the required 37.2' to 27.42', the east set back from 2.16' to zero (west to be 2.8'), the combined side setback from 5.4' to 2.8' for a rear second floor addition, a rear open stairway replacement and an open side porch replacement on an existing two-story, four dwelling unit building.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

SEP 22 2016
CITY OF CHICAGO

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		


THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 19, 2016 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 4, 2016 ; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the rear setback to 27.42', the east set back to zero (west to be 2.8'), the combined side setback to 2.8' for a rear second floor addition, a rear open stairway replacement and an open side porch replacement on an existing two-story, four dwelling unit building an additional variation was also granted to he subject site in Cal. No. 389-16-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Stephen Johnson **CAL NO.:** 389-16-Z
APPEARANCE FOR: John Pikarski **MINUTES OF MEETING:**
August 19, 2016
APPEARANCE AGAINST: None
PREMISES AFFECTED: 4300 W. Kamerling Avenue

NATURE OF REQUEST: Application for a variation to increase the existing non-conforming floor area by not more than 15% to 5018.94 square feet for a rear second floor addition, a rear open stairway replacement and an open side porch replacement on an existing two-story, four dwelling unit building.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

SEP 22 2016
CITY OF CHICAGO

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		


THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 19, 2016 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 4, 2016 ; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to increase the existing non-conforming floor area by not more than 15% to 5018.94 square feet for a rear second floor addition, a rear open stairway replacement and an open side porch replacement on an existing two-story, four dwelling unit building; an additional variation was also granted to the subject site in Cal. No. 388-16-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

 CHAIRMAN

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

APPLICANT: Anne Huston

CAL NO.: 390-16-S

APPEARANCE FOR: Thomas Moore

MINUTES OF MEETING:
August 19, 2016

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1870 N. Dayton Street

NATURE OF REQUEST: Application for a special use to establish a vacation rental unit.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

SEP 22 2016

CITY OF CHICAGO

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		


THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 19, 2016 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 4, 2016 ; and

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

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Sarah and Peter Breitlander

CAL NO.: 391-16-S

APPEARANCE FOR:

MINUTES OF MEETING:

August 19, 2016

APPEARANCE AGAINST:

PREMISES AFFECTED: 1934 N. Bisell Street

NATURE OF REQUEST: Application for a special use to permit the establishment of a vacation rental unit.


ACTION OF BOARD-
CASE CONTINUED TO OCTOBER 21, 2016

THE VOTE

SEP 22 2016
CITY OF CHICAGO

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: JAVAM Capital, LLC

CAL NO.: 392-16-Z

APPEARANCE FOR: Aaron Fox

MINUTES OF MEETING:
August 19, 2016

APPEARANCE AGAINST: None

PREMISES AFFECTED: 4150 N. Claremont Avenue

NATURE OF REQUEST: Application for a variation to reduce the rear setback from the required 34.76' to 4.67', north setback from 2.0' to zero (south to be 3.0'), the combined side setback from 5.0' to 3.0' for an open stair to access a garage roof deck on the existing two-car garage.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

SEP 22 2016

CITY OF CHICAGO

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 19, 2016 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 4, 2016 ; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the rear setback from the required 34.76' to 4.67', north setback from 2.0' to zero (south to be 3.0'), the combined side setback from 5.0' to 3.0' for an open stair to access a garage roof deck on the existing two-car garage; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

ZONING MAN

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

APPLICANT: 1154 W. Ohio, LLC

CAL NO.: 393-16-Z

APPEARANCE FOR:

MINUTES OF MEETING:
August 19, 2016

APPEARANCE AGAINST:

PREMISES AFFECTED: 1154 W. Ohio Street

NATURE OF REQUEST: Application for a variation to reduce the rear setback from the required 30' to zero for a proposed five car garage with a roof deck and an open stair to access the roof deck and a bridge connection from the existing building to the roof deck on the proposed garage.

ACTION OF BOARD-
CASE CONTINUED TO SEPTEMBER 16, 2016

THE VOTE

SEP 22 2016

CITY OF CHICAGO

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Juan Daniel Azpeitia

CAL NO.: 394-16-Z

APPEARANCE FOR: John Pikarski

MINUTES OF MEETING:
August 19, 2016

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3748 W. 63rd Street

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

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

SEP 22 2016
CITY OF CHICAGO

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

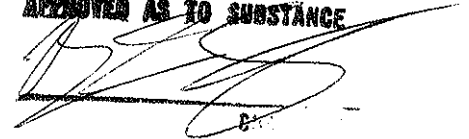
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 19, 2016 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 4, 2016 ; and

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

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

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

APPROVED AS TO SUBSTANCE



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

APPLICANT: Parkway Mart, Inc.

CAL NO.: 395-16-S

APPEARANCE FOR: Louis Weinstock

MINUTES OF MEETING:
August 19, 2016

APPEARANCE AGAINST: None

PREMISES AFFECTED: 6700 S. Jeffery Boulevard

NATURE OF REQUEST: Application for a special use to establish a gas station.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

SEP 22 2016
CITY OF CHICAGO

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 19, 2016 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 4, 2016 ; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a gas station at the subject site; there is an existing gas station at this location that will be redeveloped; a variation was also granted to the subject site in Cal. No. 396-16-Z; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The development is consistent with the design and layout in the landscape plan dated June 29, 2016, prepared by American Developers Corporation.

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

APPROVED AS TO SUBSTANCE


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

APPLICANT: Parkway Mart, Inc

CAL NO.: 396-16-Z

APPEARANCE FOR: Louis Weinstock

MINUTES OF MEETING:
August 19, 2016

APPEARANCE AGAINST: None

PREMISES AFFECTED: 6700 S. Jeffery Boulevard

NATURE OF REQUEST: Application for a variation to reduce the south setback from the required 4.5' to zero for a one-story gas station/ convenience store retail building.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

SEP 22 2016
CITY OF CHICAGO

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

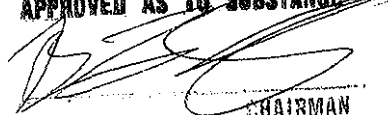
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 19, 2016 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 4, 2016 ; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; a special use was granted to the subject site in Cal. No. 395-16-S; the applicant shall also be permitted to reduce the south setback to zero for a one-story gas station/ convenience store retail 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: Francisco Riviera

CAL NO.: 397-16-S

APPEARANCE FOR: John Pikarski

MINUTES OF MEETING:
August 19, 2016

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3623 W. Armitage Avenue

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

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

SEP 22 2016

CITY OF CHICAGO

BLAKE SERCYE
SOL FLORES
SHEILA O'GRADY
SAMTOIA
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 19, 2016 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 4, 2016 ; and

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

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Krzysztof Krol

CAL NO.: 398-16-S

APPEARANCE FOR: John Pikarski

MINUTES OF MEETING:
August 19, 2016

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2341 W. Chicago Avenue

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

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

SEP 22 2016

CITY OF CHICAGO

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 19, 2016 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times August 4, 2016 on ; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a residential use below the second floor for a four-story, six dwelling unit building with ground floor parking spaces; a variation was also granted to the subject site in Cal. No, 399-16-Z; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Krzysztof Krol

CAL NO.: 399-16-Z

APPEARANCE FOR: John Pikarski

MINUTES OF MEETING:
August 19, 2016

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2341 W. Chicago Avenue

NATURE OF REQUEST: Application for a variation to reduce the rear setback from the required 30.0' to 5.0' for a proposed four-story, six dwelling unit building with ground floor parking spaces.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

SEP 22 2016
CITY OF CHICAGO

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 19, 2016 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 4, 2016 ; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the rear setback from the required 30.0' to 5.0' for a proposed four-story, six dwelling unit building with ground floor parking spaces; a special use was also granted to the subject site in Cal.No. 398-16-S; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: 3723 Greenview, LLC

CAL NO.: 400-16-Z

APPEARANCE FOR: Sara Barnes

MINUTES OF MEETING:
August 19, 2016

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3723 N. Greenview Avenue

NATURE OF REQUEST: Application for a variation to reduce the rear setback from the required 34.46' to 2', the south setback from 2' to zero (north shall be zero), the combined side setback from 5' to zero for a proposed rear open stair to access a garage roof deck on the existing two-car garage.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

SEP 22 2016
CITY OF CHICAGO

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		


THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 19, 2016 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 4, 2016 ; and

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

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

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

APPROVED AS TO SUBSTANCE


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

APPLICANT: Vista on the Park, LLC

CAL NO.: 401-16-Z

APPEARANCE FOR: Sara Barnes

MINUTES OF MEETING:
August 19, 2016

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1550 N. Talman Avenue

NATURE OF REQUEST: Application for a variation to reduce the rear setback from the required 30' to 12.50' for a proposed six-story, thirty dwelling unit building with ground floor office space and twenty-four indoor parking spaces.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

SEP 22 2016
CITY OF CHICAGO

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

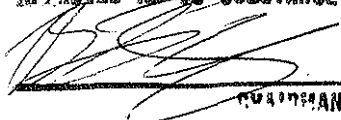
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 19, 2016 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 4, 2016; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the rear setback from the required 30' to 12.50' for a proposed six-story, thirty dwelling unit building with ground floor office space and twenty-four indoor parking spaces; an additional variation was also granted to the subject site in Cal. No. 403-16-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

PAUL J. MORAN

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

APPLICANT: Vista on the Park, LLC **CAL NO.:** 402-16-Z
APPEARANCE FOR: Sara Barnes **MINUTES OF MEETING:**
August 19, 2016
APPEARANCE AGAINST: None
PREMISES AFFECTED: 1550 N. Talman Avenue

NATURE OF REQUEST: Application for a variation to reduce the required off-site loading space to zero for a proposed six-story, thirty dwelling unit building with ground floor office space and twenty-four indoor parking spaces.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

SEP 22 2016
CITY OF CHICAGO

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		


THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 19, 2016 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 4, 2016 ; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the required off-site loading space to zero for a proposed six-story, thirty dwelling unit building with ground floor office space and twenty-four indoor parking spaces; an additional variation was also granted to the subject site in Cal. No. 403-16-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Vista on the Park, LLC

CAL NO.: 403-16-Z

APPEARANCE FOR: Sara Barnes

MINUTES OF MEETING:
August 19, 2016

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1550 N. Talman Avenue

NATURE OF REQUEST: Application for a variation to reduce the required off-street parking by 20% from the required thirty spaces to twenty four spaces for a proposed six-story, thirty dwelling unit building with ground floor office space and twenty-four indoor parking spaces.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

SEP 22 2016

CITY OF CHICAGO

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 19, 2016 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 4, 2016; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the required off-street parking by 20% from the required thirty spaces to twenty four spaces for a proposed six-story, thirty dwelling unit building with ground floor office space and twenty-four indoor parking spaces; an additional variation was also granted to the subject site in Cal. No. 402-16-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: 2109 S. Halsted, LLC

CAL NO.: 404-16-Z

APPEARANCE FOR:

MINUTES OF MEETING:
August 19, 2016

APPEARANCE AGAINST:

PREMISES AFFECTED: 2111 S. Halsted Street

NATURE OF REQUEST: Application for a variation to reduce the rear setback from the required 30' to zero for a proposed four-story, mixed use building, with commercial space and indoor parking at grade level and eighteen dwelling units above.

ACTION OF BOARD-
CASE CONTINUED TO SEPTEMBER 16, 2016

THE VOTE

SEP 22 2016
CITY OF CHICAGO

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE
[Signature]
SHERIDAN

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

APPLICANT: 2109 S. Halsted, LLC

CAL NO.: 405-16-Z

APPEARANCE FOR:

MINUTES OF MEETING:
August 19, 2016

APPEARANCE AGAINST:

PREMISES AFFECTED: 2111 S. Halsted Street

NATURE OF REQUEST: Application for a variation to reduce the required off-street parking by no more than 20% from eighteen spaces to fifteen spaces for a proposed four-story, mixed use building, with commercial space and indoor parking.

ACTION OF BOARD-
CASE CONTINUED TO SEPTEMBER 16, 2016

THE VOTE

SEP 22 2016
CITY OF CHICAGO

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE