

JUNE 21, 2019

APPLICANT: Oaktree Academy, LLC

CAL NO.: 303-19-S

APPEARANCE FOR: Sylvia Michas

MINUTES OF MEETING:
June 21, 2019

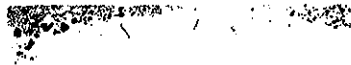
APPEARANCE AGAINST: None

PREMISES AFFECTED: 2114 W. Lawrence Avenue

NATURE OF REQUEST: Application for a special use to establish two off-site parking spaces to meet the parking requirement for a proposed day care center located at 2120 W. Lawrence Avenue.

**ACTION OF BOARD-
APPLICATION APPROVED**

THE VOTE



JUL 22 2019

CITY OF CHICAGO
ZONING BOARD OF APPEALS

FARZIN PARANG
SHAINA DOAR
SYLVIA GARCIA
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 21, 2019 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on June 7, 2019; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish two off-site parking spaces to meet the parking requirement for a proposed day care center located at 2120 W. Lawrence Avenue; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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

APPROVED AS TO SUBSTANCE

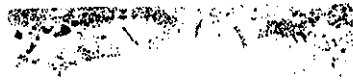

CHAIRMAN

APPLICANT: Saint Anne's Home **CAL NO.:** 304-19-S
APPEARANCE FOR: Danielle Cassel **MINUTES OF MEETING:**
 June 21, 2019
APPEARANCE AGAINST: None
PREMISES AFFECTED: 1715 W. Chase Avenue

NATURE OF REQUEST: Application for a special use to establish a community home group living to be converted from the existing community home family living in an existing three-story building.

**ACTION OF BOARD-
 APPLICATION APPROVED**

THE VOTE



JUL 22 2019
 CITY OF CHICAGO
 ZONING BOARD OF APPEALS

FARZIN PARANG
 SHAINA DOAR
 SYLVIA GARCIA
 SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 21, 2019 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on June 7, 2019; and

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

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): provided the special use is issued solely to the applicant Saint Anne's Home, and the development is consistent with the design and layout of the plans and drawings dated April 2, 2019, prepared by Baranski, Hammer, Moretta and Sheehy Architects and Planners.

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: Drew and Nancy Coatney

CAL NO.: 305-19-Z

APPEARANCE FOR: Tyler Manic

MINUTES OF MEETING:

June 21, 2019

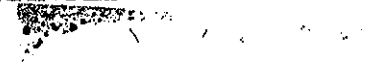
APPEARANCE AGAINST: None

PREMISES AFFECTED: 5750 N. Fairfield Avenue

NATURE OF REQUEST: Application for a variation to expand the existing floor area from 3,475 square feet to 3,995 square feet (520 square foot addition) for a proposed rear three story addition to the existing two-story single family residence.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE


JUL 22 2019
 CITY OF CHICAGO
 ZONING BOARD OF APPEALS

FARZIN PARANG
 SHAINA DOAR
 SYLVIA GARCIA
 SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		


WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 21, 2019 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on June 7, 2019; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to expand the existing floor area to 3,995 square feet (520 square foot addition) for a proposed rear three story addition to the 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 foresaid variation request be and it hereby is granted subject to the following condition(s):

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

APPROVED AS TO SUBSTANCE


 CHAIRMAN

APPLICANT: McDonald's Corporation

CAL NO.: 306-19-S

APPEARANCE FOR: Tim Hinchman

MINUTES OF MEETING:
June 21, 2019

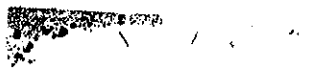
APPEARANCE AGAINST: None

PREMISES AFFECTED: 4844 N. Lincoln Avenue

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

**ACTION OF BOARD-
APPLICATION APPROVED**

THE VOTE


JUL 22 2019
CITY OF CHICAGO
ZONING BOARD OF APPEALS

FARZIN PARANG
SHAINA DOAR
SYLVIA GARCIA
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 21, 2019 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on June 7, 2019; and

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

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): provided the development is consistent with the design and layout of the plans and drawings dated February 28, 2019, including the site and landscape plans dated June 6, 2019, all prepared by Watermark Engineering Resources, Ltd.

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

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Aeslin Pup Hub WT, LLC **CAL NO.:** 307-19-S

APPEARANCE FOR: Rich Toth **MINUTES OF MEETING:**
June 21, 2019

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1802-06 W. Chicago Avenue

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

**ACTION OF BOARD-
APPLICATION APPROVED**

THE VOTE


JUL 22 2019
 CITY OF CHICAGO
 ZONING BOARD OF APPEALS

FARZIN PARANG
 SHAINA DOAR
 SYLVIA GARCIA
 SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 21, 2019 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on June 7, 2019; and

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

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): provided the special use is issued solely to the applicant Aeslin Pup Hub WT, LLC, and the development is consistent with the design and layout of the plans and drawings dated April 20, 2019, prepared by Omar Gutierrez Architect.

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

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: 2038 W. Superior, LLC

CAL NO.: 308-19-Z

APPEARANCE FOR: Nicholas Ftikas

MINUTES OF MEETING:
June 21, 2019

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2038 W. Superior Street

NATURE OF REQUEST: Application for a variation to reduce the front setback (W. Lee Street) from the required 12' to 4', the front setback for parking (W. Lee Street) from 20' to 4' for a proposed one-story, attached two-car garage for the existing single family residence.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

JUL 22 2019

CITY OF CHICAGO
ZONING BOARD OF APPEALS

FARZIN PARANG
SHAINA DOAR
SYLVIA GARCIA
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		


WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 21, 2019 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on June 7, 2019; and

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

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

CAL NO.: 309-19-S

APPEARANCE FOR: Same as Applicant

MINUTES OF MEETING:
June 21, 2019

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2878 W. Cermak Road

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

ACTION OF BOARD-
Continued to August 16, 2019 at 2:00 PM.

THE VOTE

JUL 22 2019
CITY OF CHICAGO
ZONING BOARD OF APPEALS

FARZIN PARANG
SHAINA DOAR
SYLVIA GARCIA
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

APPROVED AS TO SUBSTANCE


CHAIRMAN

APPLICANT: 2037 N. Kenneth, Inc.

CAL NO.: 310-19-S

APPEARANCE FOR: Nicholas Ftikas

MINUTES OF MEETING:
June 21, 2019

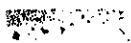
APPEARANCE AGAINST: None

PREMISES AFFECTED: 1653 W. Division Street

NATURE OF REQUEST: Application for a special use to eliminate the two required on-site parking spaces for a proposed three-story building with office space and two dwelling units which is a transit served location within 1,320 feet of a CTA station entrance.

**ACTION OF BOARD-
APPLICATION APPROVED**

THE VOTE



JUL 22 2019

CITY OF CHICAGO
ZONING BOARD OF APPEALS

FARZIN PARANG
SHAINA DOAR
SYLVIA GARCIA
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held June 21, 2019 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on June 7, 2019; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to eliminate the two required on-site parking spaces for a proposed three-story building with office space and two dwelling units which is a transit served location within 1,320 feet of a CTA station entrance; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): provided the special use is issued solely to the applicant 2037 N. Kenneth, Inc., and the development is consistent with the design and layout of the plans and drawings dated July 10, 2017, prepared by Hanna Architects, Inc.

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

APPROVED AS TO SUBSTANCE


CHAIRMAN

APPLICANT: Development Group, LLC Hancock **CAL NO.:** 311-19-S
APPEARANCE FOR: Sara Barnes **MINUTES OF MEETING:**
 June 21, 2019
APPEARANCE AGAINST: None
PREMISES AFFECTED: 2020 W. Armitage Avenue

NATURE OF REQUEST: Application for a special use to establish residential use below the second floor for a proposed four-story, five dwelling unit building with a detached two-car garage and three-car garage which will each have a roof deck.

**ACTION OF BOARD-
 APPLICATION APPROVED**

THE VOTE

JUL 22 2019
 CITY OF CHICAGO
 ZONING BOARD OF APPEALS

FARZIN PARANG
 SHAINA DOAR
 SYLVIA GARCIA
 SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 21, 2019 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on June 7, 2019; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish residential use below the second floor for a proposed four-story, five dwelling unit building with a detached two-car garage and three-car garage which will each have a roof deck; a variation was also granted to the subject property in Cal. No. 312-19-Z; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): provided the development is consistent with the design and layout of the plans and drawings dated March 1, 2019, prepared by Hanna Architects, Inc.

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

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Development Group, LLC Hancock **CAL NO.:** 312-19-Z

APPEARANCE FOR: Sara Barnes **MINUTES OF MEETING:**
June 21, 2019

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2020 W. Armitage Avenue

NATURE OF REQUEST: Application for a variation to reduce the minimum lot area from the required 5,000 square feet to 4,600 square feet for a proposed four-story, five dwelling unit building.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

JUL 22 2019
CITY OF CHICAGO
ZONING BOARD OF APPEALS

FARZIN PARANG
SHAINA DOAR
SYLVIA GARCIA
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 21, 2019 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on June 7, 2019; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the minimum lot area to 4,600 square feet for a proposed four-story, five dwelling unit building; a special use was also granted to the subject property in Cal. No. 311-19-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 foresaid 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: Jiamiene Hsu

CAL NO.: 313-19-Z

APPEARANCE FOR: Sara Barnes

MINUTES OF MEETING:
June 21, 2019

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3211 S. Archer Avenue

NATURE OF REQUEST: Application for a variation to reduce the rear setback from 30' to zero for a proposed four-story, thirty-four dwelling unit building with an attached garage with twenty-eight parking spaces.

ACTION OF BOARD-

Continued to July 19, 2019 at 2:00 p.m.

THE VOTE



JUL 22 2019

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

FARZIN PARANG
SHAINA DOAR
SYLVIA GARCIA
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Jiamiene Hsu

CAL NO.: 314-19-Z

APPEARANCE FOR: Sara Barnes

MINUTES OF MEETING:
June 21, 2019

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3211 S. Archer Avenue

NATURE OF REQUEST: Application for a variation to reduce the required on-site parking from thirty-four spaces to twenty-eight spaces for a proposed four-story, thirty-four dwelling unit building with an attached garage with twenty-eight parking spaces.

ACTION OF BOARD-
Continued to July 19, 2019 at 2:00 p.m.

THE VOTE

JUL 22 2019
CITY OF CHICAGO
ZONING BOARD OF APPEALS

FARZIN PARANG
SHAINA DOAR
SYLVIA GARCIA
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Jiamiene Hsu

CAL NO.: 315-19-Z

APPEARANCE FOR: Sara Barnes

MINUTES OF MEETING:
June 21, 2019

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3211 S. Archer Avenue

NATURE OF REQUEST: Application for a variation to reduce the required off-street loading zone from the required one to zero for a proposed four-story, thirty-four dwelling unit building with an attached garage with twenty-eight parking spaces.

ACTION OF BOARD-
Continued to July 19, 2019 at 2:00 p.m.

THE VOTE

JUL 22 2019
CITY OF CHICAGO
ZONING BOARD OF APPEALS

FARZIN PARANG
SHAINA DOAR
SYLVIA GARCIA
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: 708 S. Campbell, LLC

CAL NO.: 316-19-Z

APPEARANCE FOR: Nicholas Ftikas

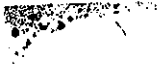
MINUTES OF MEETING:
June 21, 2019

APPEARANCE AGAINST: None

PREMISES AFFECTED: 710 S. Campbell Avenue

NATURE OF REQUEST: Application for a variation to reduce the front setback from the required 12' to 4.33' for a proposed two-story, six dwelling unit building.

ACTION OF BOARD-
Continued to July 19, 2019 at 2:00 p.m.



JUL 22 2019

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

FARZIN PARANG
SHAINA DOAR
SYLVIA GARCIA
SAM TOIA

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: 708 S. Campbell, LLC

CAL NO.: 317-19-Z

APPEARANCE FOR: Nicholas Ftikas

MINUTES OF MEETING:
June 21, 2019

APPEARANCE AGAINST: None

PREMISES AFFECTED: 710 S. Campbell Avenue

NATURE OF REQUEST: Application for a variation to reduce the required parking from six on-site parking spaces to five for a proposed two-story, six dwelling unit building.

ACTION OF BOARD-

Continued to July 19, 2019 at 2:00 p.m.


THE VOTE

JUL 22 2019
CITY OF CHICAGO
ZONING BOARD OF APPEALS

FARZIN PARANG
SHAINA DOAR
SYLVIA GARCIA
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Elemento S A Inc.

CAL NO.: 318-19-Z

APPEARANCE FOR: Mark Kupiec

MINUTES OF MEETING:
June 21, 2019

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3252 W. 31st Street

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

ACTION OF BOARD-
Continued to July 19, 2019 at 2:00 p.m.

THE VOTE

JUL 22 2019
CITY OF CHICAGO
ZONING BOARD OF APPEALS

FARZIN PARANG
SHAINA DOAR
SYLVIA GARCIA
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Clair Enterprises, LLC

CAL NO.: 319-19-S

APPEARANCE FOR: Same as Applicant

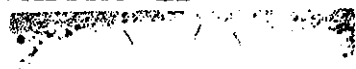
MINUTES OF MEETING:
June 21, 2019

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2123 W. Division Street

NATURE OF REQUEST: Application for a special use to establish a hookah bar.

**ACTION OF BOARD-
APPLICATION APPROVED**



THE VOTE

JUL 22 2019
CITY OF CHICAGO
ZONING BOARD OF APPEALS

FARZIN PARANG
SHAINA DOAR
SYLVIA GARCIA
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 21, 2019 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on June 7, 2019; and

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

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

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

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Yo, Eleven, LLC

CAL NO.: 320-19-Z

APPEARANCE FOR: Rolando Acosta

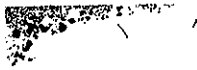
MINUTES OF MEETING:
June 21, 2019

APPEARANCE AGAINST: None

PREMISES AFFECTED: 815 S. Carpenter Street

NATURE OF REQUEST: Application for a variation to increase the existing floor area ratio from 5,052 square feet to 5,502 square feet for a proposed rear enclosed porch and three-story staircase for the existing three-story, six dwelling unit building.

ACTION OF BOARD-
Continued to July 19, 2019 at 2:00 p.m.



JUL 22 2019

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

FARZIN PARANG
SHAINA DOAR
SYLVIA GARCIA
SAM TOIA

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Yo, Eleven, LLC

CAL NO.: 321-19-Z

APPEARANCE FOR: Rolando Acosta

MINUTES OF MEETING:
June 21, 2019

APPEARANCE AGAINST: None

PREMISES AFFECTED: 815 S. Carpenter Street

NATURE OF REQUEST: Application for a variation to reduce the rear setback from the required 30' to 8.67', north setback from 2' to 1.92' (south to be 3.08'), combined side setback to be 5' for a proposed rear enclosed porch and three story staircase to the existing three-story, six dwelling unit.

ACTION OF BOARD-

Continued to July 19, 2019 at 2:00 p.m.



JUL 22 2019

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

FARZIN PARANG
SHAINA DOAR
SYLVIA GARCIA
SAM TOIA

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Yo, Eleven, LLC

CAL NO.: 322-19-Z

APPEARANCE FOR: Rolando Acosta

MINUTES OF MEETING:
June 21, 2019

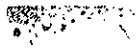
APPEARANCE AGAINST: None

PREMISES AFFECTED: 815 S. Carpenter Street

NATURE OF REQUEST: Application for a variation to reduce the rear yard open space from the required 390 square feet to 254 square feet for a proposed rear enclosed porch and three-story staircase for the existing three-story, six dwelling unit building.

ACTION OF BOARD-
Continued to July 19, 2019 at 2:00 p.m.

THE VOTE


JUL 22 2019
CITY OF CHICAGO
ZONING BOARD OF APPEALS

FARZIN PARANG
SHAINA DOAR
SYLVIA GARCIA
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

APPROVED AS TO SUBSTANCE

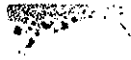

CHAIRMAN

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

APPLICANT: Michael Scoby **CAL NO.:** 323-19-S
APPEARANCE FOR: Thomas Murphy **MINUTES OF MEETING:**
June 21, 2019
APPEARANCE AGAINST: None
PREMISES AFFECTED: 1050 W. Kinzie Street

NATURE OF REQUEST: Application for a special use to establish residential use below the second floor for an existing four-story, six dwelling unit building to be converted to a seven dwelling unit building with one additional parking space for the new unit.

ACTION OF BOARD-
Continued to July 19, 2019 at 2:00 p.m.



THE VOTE

JUL 22 2019
CITY OF CHICAGO
ZONING BOARD OF APPEALS

FARZIN PARANG
SHAINA DOAR
SYLVIA GARCIA
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

APPROVED AS TO SUBSTANCE


CHAIRMAN

APPLICANT: Palmer Park, LLC CAL NO.: 326-19-Z

APPEARANCE FOR: C. Harrison Cooper MINUTES OF MEETING:

June 21, 2019

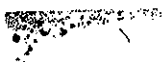
APPEARANCE AGAINST: None

PREMISES AFFECTED: 3228-36 W. Palmer Street / 2201-13 N. Sawyer Avenue

NATURE OF REQUEST: Application for a variation to reduce the landscape setback along N. Sawyer from the required 7' to 2' and to eliminate four required trees in the setback and to reduce the required amount of shrubs in the setback from thirty to six, and to allow a 4' high ornamental fence to be installed at the property line instead of 5' from the property line for a two-story residential building with on-site parking lot.

ACTION OF BOARD- VARIATION GRANTED

THE VOTE



JUL 22 2019

CITY OF CHICAGO ZONING BOARD OF APPEALS

FARZIN PARANG SHAINA DOAR SYLVIA GARCIA SAM TOIA

Table with 3 columns: AFFIRMATIVE, NEGATIVE, ABSENT. Rows show votes for Farzin Parang, Shaina Doar, Sylvia Garcia, and Sam Toia.

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 21, 2019 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on June 7, 2019; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the landscape setback along N. Sawyer to 2' and to eliminate four required trees in the setback and to reduce the required amount of shrubs in the setback to six, and to allow a 4' high ornamental fence to be installed at the property line instead of 5' from the property line for a two-story residential building with on-site parking lot; two additional variations were granted to the subject property in Cal. Nos. 324-19-Z and 325-19-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 foresaid 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 of Chairman and the word CHAIRMAN below it.

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

APPLICANT: Tim Pomaville

CAL NO.: 327-19-Z

APPEARANCE FOR: Paul Kolpak

MINUTES OF MEETING:
June 21, 2019

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2438 N. Western Avenue

NATURE OF REQUEST: Application for a variation to reduce the rear setback from 30' to 2' for a proposed detached garage with roof with an attached rear open porch for access which will serve a proposed three-story, three dwelling unit building.

ACTION OF BOARD-

Continued to July 19, 2019 at 2:00 p.m.

THE VOTE

JUL 22 2019
CITY OF CHICAGO
ZONING BOARD OF APPEALS

FARZIN PARANG
SHAINA DOAR
SYLVIA GARCIA
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

APPROVED AS TO SUBSTANCE


CHAIRMAN

APPLICANT: Vequity, LLC Series LV 2001

CAL NO.: 328-19-S

APPEARANCE FOR: Sara Barnes

MINUTES OF MEETING:
June 21, 2019

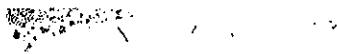
APPEARANCE AGAINST: None

PREMISES AFFECTED: 2366 N. Damen Avenue

NATURE OF REQUEST: Application for a special use to establish a gas station with a one-story, commercial / retail accessory building.

**ACTION OF BOARD-
APPLICATION APPROVED**

THE VOTE



JUL 22 2019
CITY OF CHICAGO
ZONING BOARD OF APPEALS

FARZIN PARANG
SHAINA DOAR
SYLVIA GARCIA
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 21, 2019 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on June 7, 2019; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a gas station with a one-story, commercial / retail accessory building; a variation was also granted to the subject property in Cal. No. 329-19-Z; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): provided the special use is issued solely to the applicant Vequity, LLC Series LV 2001, and the development is consistent with the design and layout of the plans and drawings dated February 18, 2019, prepared by Ileki Architects and Planners, as well as the landscape plan dated June 6, 2019, prepared by LG Workshop, LLC.

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

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Vequity, LLC Series LV 2001 **CAL NO.:** 329-19-Z

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

June 21, 2019

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2366 N. Damen Avenue

NATURE OF REQUEST: Application for a variation to reduce the minimum lot area from the required 20,000 square feet to 17,346 square feet for a proposed gas station with a one-story commercial/retail accessory building.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

JUL 22 2019
CITY OF CHICAGO
ZONING BOARD OF APPEALS

FARZIN PARANG
SHAINA DOAR
SYLVIA GARCIA
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 21, 2019 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on June 7, 2019; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the minimum lot area to 17,346 square feet for a proposed gas station with a one-story commercial/retail accessory building; a special use was also granted to the subject property in Cal. No. 328-19-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 foresaid 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: Board of Education

CAL NO.: 330-19-Z

APPEARANCE FOR: Scott Borstein

MINUTES OF MEETING:

June 21, 2019

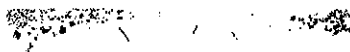
APPEARANCE AGAINST: None

PREMISES AFFECTED: 4949-5015 S. Blackstone Avenue / 5002-58 S. Lake Park Avenue

NATURE OF REQUEST: Application for a variation to reduce the rear setback abutting South Lake Park Avenue from the required 50' to zero for a proposed 25' tall accessory score board, two 90' high sport light poles and a 6' tall ornamental fence on top of the existing 2' high retaining wall which will serve an out-door track and football field accessory to existing high school and elementary school buildings.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE



JUL 22 2019

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

FARZIN PARANG
SHAINA DOAR
SYLVIA GARCIA
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 21, 2019 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on June 7, 2019; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the rear setback abutting South Lake Park Avenue to zero for a proposed 25' tall accessory score board, two 90' high sport light poles and a 6' tall ornamental fence on top of the existing 2' high retaining wall which will serve an out-door track and football field accessory to existing high school and elementary school buildings; 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 foresaid variation request be and it hereby is granted subject to the following condition(s):

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

APPROVED AS TO SUBSTANCE


CHAIRMAN

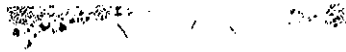
APPLICANT: Karkif Division 2, LLC
APPEARANCE FOR: Sara Barnes
APPEARANCE AGAINST: None
PREMISES AFFECTED: 1807 W. Division Street

CAL NO.: 331-19-S
MINUTES OF MEETING:
 June 21, 2019

NATURE OF REQUEST: Application for a special use to reduce the required parking by 100% from five required spaces to zero for a proposed four-story addition to an existing one and three story building which shall be converted to a retail and seven dwelling unit building which shall be a transit served location.

**ACTION OF BOARD-
 APPLICATION APPROVED**

THE VOTE



JUL 22 2019
 CITY OF CHICAGO
 ZONING BOARD OF APPEALS

FARZIN PARANG
 SHAINA DOAR
 SYLVIA GARCIA
 SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held June 21, 2019 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on June 7, 2019; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the required parking by 100% to zero for a proposed four-story addition to an existing one and three story building which shall be converted to a retail and seven dwelling unit building which shall be a transit served location; two variations were also granted to the subject property in Cal. Nos. 332-19-Z and 333-19-Z; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): provided the development is consistent with the design and layout of the plans and drawings dated May 13, 2019, prepared by Kennedy Mann Architecture, LLC.

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

APPROVED AS TO SUBSTANCE


CHAIRMAN

APPLICANT: Karkif Division 2, LLC **CAL NO.:** 332-19-Z
APPEARANCE FOR: Sara Barnes **MINUTES OF MEETING:**
 June 21, 2019
APPEARANCE AGAINST: None
PREMISES AFFECTED: 1807 W. Division Street

NATURE OF REQUEST: Application for a variation to reduce the minimum lot area from the required 7,000 square feet to 6,620 square feet for a proposed four-story addition to the existing one and three-story building to be converted to a retail and seven dwelling unit building which shall be a transit served location.

**ACTION OF BOARD-
 VARIATION GRANTED**

THE VOTE

JUL 22 2019
 CITY OF CHICAGO
 ZONING BOARD OF APPEALS

FARZIN PARANG
 SHAINA DOAR
 SYLVIA GARCIA
 SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 21, 2019 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on June 7, 2019; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the minimum lot area to 6,620 square feet for a proposed four-story addition to the existing one and three-story building to be converted to a retail and seven dwelling unit building which shall be a transit served location; a special use and a variation were also granted to the subject property in Cal. Nos. 331-19-S and 333-19-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 foresaid variation request be and it hereby is granted subject to the following condition(s):

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

APPROVED AS TO SUBSTANCE


CHAIRMAN

APPLICANT: Karkif Division 2, LLC
APPEARANCE FOR: Sara Barnes
APPEARANCE AGAINST: None
PREMISES AFFECTED: 1807 W. Division Street

CAL NO.: 333-19-Z

MINUTES OF MEETING:
 June 21, 2019

NATURE OF REQUEST: Application for a variation to reduce the rear setback from the required 30' to 3.06' for a proposed four-story addition to the existing one and three story retail and dwelling unit building to be converted to a retail and seven dwelling unit building which shall be a transit served location.

**ACTION OF BOARD-
 VARIATION GRANTED**

THE VOTE

JUL 22 2019
 CITY OF CHICAGO
 ZONING BOARD OF APPEALS

FARZIN PARANG
 SHAINA DOAR
 SYLVIA GARCIA
 SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 21, 2019 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on June 7, 2019; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the rear setback to 3.06' for a proposed four-story addition to the existing one and three story retail and dwelling unit building to be converted to a retail and seven dwelling unit building which shall be a transit served location; a special use and a variation were also granted to the subject property in Cal. Nos. 331-19-S and 332-19-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 foresaid 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: Daystar Education Association

CAL NO.: 334-19-S

APPEARANCE FOR: Scott Borstein

MINUTES OF MEETING:

June 21, 2019

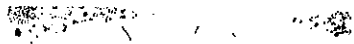
APPEARANCE AGAINST: None

PREMISES AFFECTED: 1550 S. State Street

NATURE OF REQUEST: Application for a special use to expand an existing school in an existing one-story building.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE



JUL 22 2019

CITY OF CHICAGO
ZONING BOARD OF APPEALS

FARZIN PARANG
SHAINA DOAR
SYLVIA GARCIA
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 21, 2019 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on June 7, 2019; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to expand an existing school in an existing one-story building; there are two related special uses for off-site parking in Cal. Nos. 335-19-S and 336-19-S; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): provided the special use is issued solely to the applicant Daystar Education Association, and the development is consistent with the design and layout of the plans and drawings dated May 21, 2019, prepared by Gensler.

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

APPROVED AS TO SUBSTANCE


CHAIRMAN

APPLICANT: Daystar Education Association

CAL NO.: 335-19-S

APPEARANCE FOR: Scott Borstein

MINUTES OF MEETING:
June 21, 2019

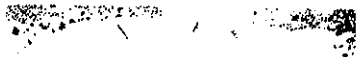
APPEARANCE AGAINST: None

PREMISES AFFECTED: 42-74 W. 16th Street

NATURE OF REQUEST: Application for a special use to establish an off-site required accessory parking lot with six accessory parking spaces, thirteen drop-off spaces and one 10' x 25' loading zone to serve a proposed one-story school use building located at 1550 S. State Street.

**ACTION OF BOARD-
APPLICATION APPROVED**

THE VOTE



JUL 22 2019

CITY OF CHICAGO
ZONING BOARD OF APPEALS

FARZIN PARANG
SHAINA DOAR
SYLVIA GARCIA
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 21, 2019 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on June 7, 2019; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish an off-site required accessory parking lot with six accessory parking spaces, thirteen drop-off spaces and one 10' x 25' loading zone to serve a proposed one-story school use building located at 1550 S. State Street, Cal. No. 334-19-S; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): provided the special use is issued solely to the applicant Daystar Education Association, LLC, and the development is consistent with the design and layout of the plans and drawings dated May 21, 2019, prepared by Gensler.

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

APPROVED AS TO SUBSTANCE


CHAIRMAN