

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

**APPLICANT:** Matthew Elliot Greiner Declaration of Trust, dated December 6, 2012 **CAL NO.:** 414-16-Z

**APPEARANCE FOR:** Sara Barnes

**MINUTES OF MEETING:**  
September 16, 2016

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 1553 N. Hoyne Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the north setback from the required 2.0' to 0.4' (south to be 0.21'), the total combined side setback from 5.0' to 0.25' for a rear two story addition with an extension of the parapet walls, and a rear covered deck on the existing two-story, building to be deconverted from two dwelling units to a single family residence.

**ACTION OF BOARD-**  
**VARIATION GRANTED**

**THE VOTE**

NOV 02 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 September 16, 2016 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 1, 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 0.4' (south to be 0.21'), the total combined side setback to 0.25' for a rear two story addition with an extension of the parapet walls, and a rear covered deck on the existing two-story, building to be deconverted from two dwelling units to a single family residence; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

  
CHAIRMAN

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

APPLICANT: Jose Roman

CAL NO.: 415-16-Z

APPEARANCE FOR:

MINUTES OF MEETING:  
September 16, 2016

APPEARANCE AGAINST:

PREMISES AFFECTED: 3437 N. Oak Park Avenue

NATURE OF REQUEST: Application for a variation to reduce the north setback from the required 4.0' to 2.2' and the south setback from 4.0' to 2.9' and the combined side setback combination from 9.0' to 5.1' for a second floor addition and a rear open deck with roof onto the existing single family residence.

ACTION OF BOARD-  
CASE CONTINUED TO OCTOBER 21, 2016

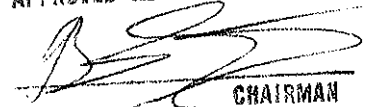
THE VOTE

NOV 02 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:** Akoua M. Ahiakou / Regina African Hair Braiding **CAL NO.:** 416-16-S

**APPEARANCE FOR:**

**MINUTES OF MEETING:**  
September 16, 2016

**APPEARANCE AGAINST:**

**PREMISES AFFECTED:** 9010 S. Cottage Grove Avenue

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

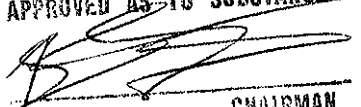
**ACTION OF BOARD-**  
DISMISSED FOR WANT OF PROSECUTION

**THE VOTE**

NOV 02 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:** Mauvoleyene Adams

**CAL NO.:** 417-16-S

**APPEARANCE FOR:**

**MINUTES OF MEETING:**  
September 16, 2016

**APPEARANCE AGAINST:**

**PREMISES AFFECTED:** 804 E. 64th Street

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

**ACTION OF BOARD-**  
DISMISSED FOR WANT OF PROSECUTION

**THE VOTE**

NOV 02 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



MAN

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

APPLICANT: Yale C. Henderson

CAL NO.: 418-16-Z

APPEARANCE FOR:

MINUTES OF MEETING:  
September 16, 2016

APPEARANCE AGAINST:

PREMISES AFFECTED: 1339 W. Cornelia Avenue

NATURE OF REQUEST: Application for a variation to increase the existing non-conforming floor area by no more than 15% from 2,531.82 square feet to 2,676.59 square feet for a rear one- story addition and an open stairwell to access the garage roof deck on the existing three-story single family residence.

ACTION OF BOARD-  
CASE CONTINUED TO NOVEMBER 18, 2016

THE VOTE

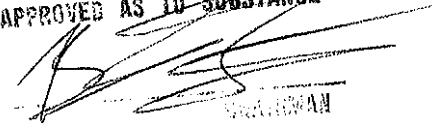
NOV 02 2016

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



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

**APPLICANT:** Yale C. Henderson

**CAL NO.:** 419-16-Z

**APPEARANCE FOR:**

**MINUTES OF MEETING:**  
September 16, 2016

**APPEARANCE AGAINST:**

**PREMISES AFFECTED:** 1339 W. Cornelia Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the rear setback from the required 35.11' to 24.79', the west setback from 2.4' to 0.21' ( east to be 3.44' ), the combined side yard setback from 6.0' to 3.65' for a rear one-story addition and an open stair to access the garage roof deck which shall also contain the relocated rear yard open space.

**ACTION OF BOARD-**  
CASE CONTINUED TO NOVEMBER 18, 2016

**THE VOTE**

NOV 02 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

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

**APPLICANT:** 1624 W. Pierce, LLC

**CAL NO.:** 420-16-Z

**APPEARANCE FOR:** Nick Ftikas

**MINUTES OF MEETING:**  
September 16, 2016

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 1624 W. Pierce Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the front setback from 12' to 8', the rear setback from 28' to 15', the east setback from 2' to zero, ( west to be 2'-8"), combined side setback from 4'-8" to 2'-8" for a three-story single family residence and an open stair to access the proposed garage roof top deck.

**ACTION OF BOARD-**  
**VARIATION GRANTED**

**THE VOTE**

NOV 02 2016

CITY OF CHICAGO

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

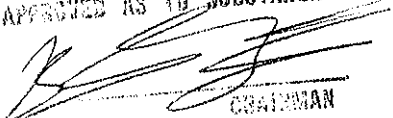
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 2016 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 1, 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 8', the rear setback to 15', the east setback to zero, (west to be 2'-8"), combined side setback to 2'-8", for a three-story, single family residence and an open stair to access the proposed garage roof top deck; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE  
  
CHAIRMAN

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

**APPLICANT:** Marc Zahr

**CAL NO.:** 421-16-Z

**APPEARANCE FOR:** Rolando Acosta

**MINUTES OF MEETING:**  
September 16, 2016

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 2026-28 N. Honore Street

**NATURE OF REQUEST:** Application for a variation to reduce the rear setback from 35' to 2.05', south setback from 3.84' to 2.50', north setback from 3.84' to 0.5', the combined side setback from 9.6' to 3.0' for a four-car garage and an open stair to access the proposed garage roof deck which shall also contain the relocated rear yard open space.

**ACTION OF BOARD-**  
VARIATION GRANTED

**THE VOTE**

NOV 02 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 September 16, 2016 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 1, 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 2.05', south setback to 2.50', north setback to 0.5', the combined side setback to 3.0' for a four-car garage and an open stair to access the proposed garage roof deck which shall also contain the relocated rear yard open space; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

  
CHAIRMAN



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

**APPLICANT:** Norwood Park Wine & Spirits, Inc. **CAL NO.:** 422-16-S

**APPEARANCE FOR:** Thomas Moore **MINUTES OF MEETING:**  
September 16, 2016

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 6056 N. Northwest Highway

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

**ACTION OF BOARD-**  
APPLICATION APPROVED

**THE VOTE**

NOV 02 2016

CITY OF CHICAGO

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

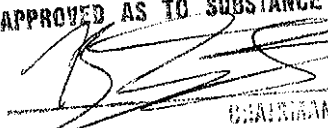
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 2016 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 1, 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 liquor store at the subject site; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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:** 1935 Erie, LLC

**CAL NO.:** 423-16-Z

**APPEARANCE FOR:** Nick Ftikas

**MINUTES OF MEETING:**  
September 16, 2016

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 1935 W. Erie Street

**NATURE OF REQUEST:** Application for a variation to reduce the rear setback from 34.02' to 22' for a rear two-story open porch with a stair/ landing to access a proposed rooftop deck on the existing two-car garage which shall also contain the relocated 225 square feet of rear yard open space.

**ACTION OF BOARD-**  
**VARIATION GRANTED**

**THE VOTE**

NOV 02 2016  
CITY OF CHICAGO

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

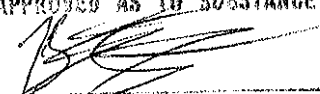
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 2016 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 1, 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 22' for a rear two-story open porch with a stair/ landing to access a proposed rooftop deck on the existing two-car garage which shall also contain the relocated 225 square feet of rear yard open space; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE  
  
CHAIRPERSON

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

**APPLICANT:** LaJoie Johnson

**CAL NO.:** 424-16-S

**APPEARANCE FOR:**

**MINUTES OF MEETING:**  
September 16, 2016

**APPEARANCE AGAINST:**

**PREMISES AFFECTED:** 700 E. 47th Street

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

**ACTION OF BOARD-**  
CASE CONTINUED TO OCTOBER 21, 2016

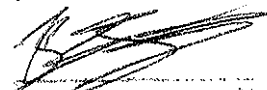
**THE VOTE**

NOV 02 2016  
CITY OF CHICAGO

BLAKE SERCYE  
SOL FLORES  
SHEILA O'GRADY  
SAMTOIA  
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:** GBH2, LLC

**CAL NO.:** 425-16-Z

**APPEARANCE FOR:**

**MINUTES OF MEETING:**  
September 16, 2016

**APPEARANCE AGAINST:**

**PREMISES AFFECTED:** 1849 W. Grand Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the rear yard setback from the required 30' to 0.2' on floors containing dwelling units for a rear two-story addition with an attached two-car garage, a third floor addition with a front and rear balcony, a fourth floor addition, with a rear balcony and an elevator penthouse on the existing two-story building with a new use of ground floor office space with two dwelling units above.

**ACTION OF BOARD-**  
CASE CONTINUED TO OCTOBER 21, 2016

**THE VOTE**


NOV 02 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:** The Anawim **CAL NO.:** 426-16-S

**APPEARANCE FOR:** Mark Kupiec **MINUTES OF MEETING:**  
September 16, 2016

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 3757-59 W. Division Street

**NATURE OF REQUEST:** Application for a special use to establish a transitional shelter.

**ACTION OF BOARD-**  
**APPLICATION APPROVED**

**THE VOTE**

NOV 02 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:**

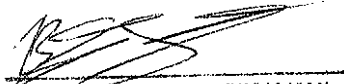
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 2016 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 1, 2016 ; and

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 at the subject site; the applicant testified that there would be a maximum of seven residents (women) residing in the facility at any one time; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The development is consistent with the design and layout of the site plan, basement plan and first floor plan, dated April 22, 2016, and the revised second floor plan (showing seven beds) dated July 29, 2016, all prepared by Eduardo Proenza Architect.

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

APPROVED AS TO SUBSTANCE

  
MANEJAN

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

APPLICANT: Volo Holdings, LLC 2233 Washtenaw Series

CAL NO.: 427-16-Z

APPEARANCE FOR: Mark Kupiec

MINUTES OF MEETING:  
September 16, 2016

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2233 N. Washtenaw Avenue

NATURE OF REQUEST: Application for a variation to reduce the south front setback (W. Lyndale Street) from the required 15' to zero, the east setback from 5' to zero, the unobstructed space located midway between two streets from 10' to zero for a stair to access a roof deck on a proposed garage to serve a proposed three-story, six dwelling unit building.

ACTION OF BOARD-  
VARIATION GRANTED

THE VOTE

NOV 02 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 September 16, 2016 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 1, 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 south front setback (W. Lyndale Street) to zero, the east setback to zero, the unobstructed space located midway between two streets to zero for a stair to access a roof deck on a proposed garage to serve a proposed three-story, six dwelling unit building; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE  
  
CHAIRMAN

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

APPLICANT: GBM 16th Street Properties, LLC

CAL NO.: 428-16-Z

APPEARANCE FOR:

MINUTES OF MEETING:

September 16, 2016

APPEARANCE AGAINST:

PREMISES AFFECTED: 3357 W. 16th Street

NATURE OF REQUEST: Application for a variation to reduce the front setback from the required 6.27' to zero, the south setback from 2.0' to zero for a one-story addition, a 9.42' high fence, a rear trash enclosure and one unenclosed parking stall for an existing food and beverage with accessory liquor sales.

ACTION OF BOARD-  
CASE CONTINUED TO OCTOBER 21, 2016

THE VOTE

NOV. 02 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

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

**APPLICANT:** Alejandro Saenz

**CAL NO.:** 429-16-Z

**APPEARANCE FOR:**

**MINUTES OF MEETING:**  
September 16, 2016

**APPEARANCE AGAINST:**

**PREMISES AFFECTED:** 3700 W. 58th Street

**NATURE OF REQUEST:** Application for a variation to increase the maximum floor area ratio from .65 to .75 for a second floor addition on to an existing two-story single family residence.

**ACTION OF BOARD-**  
WITHDRAWN ON MOTION OF THE APPLICANT

**THE VOTE**

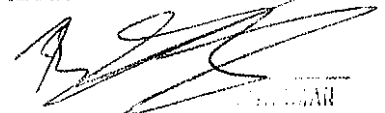
NOV 02 2016

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





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

APPLICANT: Alejandro Saenz

CAL NO.: 430-16-Z

APPEARANCE FOR:

MINUTES OF MEETING:  
September, 2016

APPEARANCE AGAINST:

PREMISES AFFECTED: 3700 W. 58th Street

NATURE OF REQUEST: Application for a variation to reduce the east setback from 4.0 to 0.71' ( west to be 3.19' ), the combined setback from 7.5' to 3.9' for a second floor addition on an existing two-story single family residence.

ACTION OF BOARD-  
WITHDRAWN ON MOTION OF THE APPLICANT

THE VOTE

NOV 02 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



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

**APPLICANT:** Wicker Park Apartments, Inc. **CAL NO.:** 431-16-Z  
**APPEARANCE FOR:** Thomas Moore **MINUTES OF MEETING:**  
September 16, 2016  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 1056 N. Ashland Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the rear setback from the required 30' to 14.06' for a five-story, thirty-four dwelling unit building.

**ACTION OF BOARD-  
VARIATION GRANTED**

**THE VOTE**

NOV 02 2016

CITY OF CHICAGO

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

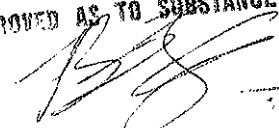
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 2016 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 1, 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 14.06' for a five-story, thirty-four dwelling unit building; an additional variation was granted to the subject site in Cal. No. 432-16-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  


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

**APPLICANT:** Wicker Park Apartments, Inc.

**CAL NO.:** 432-16-Z

**APPEARANCE FOR:** Thomas Moore

**MINUTES OF MEETING:**  
September 16, 2016

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 1056 N. Ashland Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the required loading berth from one to zero for a five-story, thirty-four dwelling unit building.

**ACTION OF BOARD-**  
**VARIATION GRANTED**

**THE VOTE**

NOV 02 2016

CITY OF CHICAGO

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
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X		

**THE RESOLUTION:**

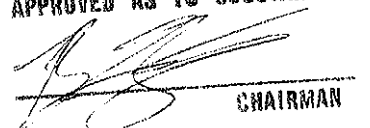
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 2016 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 1, 2016 ; and

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 loading berth from one to zero for a five-story, thirty-four dwelling unit building; an additional variation was also granted to the subject site in Cal. No. 431-16-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: Narendra B. Patel

CAL NO.: 433-16-S

APPEARANCE FOR: Dean Maragos

MINUTES OF MEETING:  
September 16, 2016

APPEARANCE AGAINST: None

PREMISES AFFECTED: 801 W. Irving Park Road

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

ACTION OF BOARD-  
APPLICATION APPROVED

THE VOTE

OCT 26 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 September 16, 2016 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 1, 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 liquor store at the subject site; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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:** Fletch Development, Inc.

**CAL NO.:** 434-16-Z

**APPEARANCE FOR:** Thomas Moore

**MINUTES OF MEETING:**  
September 16, 2016

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 1456 W. Hutchinson Street

**NATURE OF REQUEST:** Application for a variation to reduce the rear setback from the required 35.08' to 6.67', the east setback from 2.4' to zero ( west setback to be 2.83'), the combined side setback from 6' to 2.83' for a metal stair and landing to access a garage roof deck that shall also contain the relocated rear yard open space.

**ACTION OF BOARD-**  
**VARIATION GRANTED**

**THE VOTE**

NOV 02 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:**

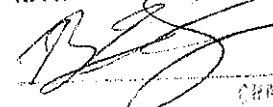
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 2016 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 1, 2016 ; and

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 6.67', the east setback to zero ( west setback to be 2.83'), the combined side setback to 2.83' for a metal stair and landing to access a garage roof deck that shall also contain the relocated rear yard open space; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

  
CHAIRMAN

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

**APPLICANT:** Corey and Julie Dunne

**CAL NO.:** 435-16-Z

**APPEARANCE FOR:** Same as Applicant

**MINUTES OF MEETING:**  
September 16, 2016

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 1809 W. Race Street

**NATURE OF REQUEST:** Application for a variation to reduce the east setback from the required 2.0' to 0.44' (west to be 3.23'), combined side setback from 5.0' to 3.67' for a second floor addition, a rear two-story addition, two unenclosed rear stairways and a rear patio on an existing one-story single family residence.

**ACTION OF BOARD-**  
**VARIATION GRANTED**

**THE VOTE**

NOV 02 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:**

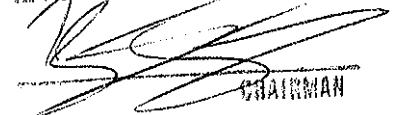
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 2016 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 1, 2016; and

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 east setback to 0.44' (west to be 3.23'), combined side setback to 3.67' for a second floor addition, a rear two-story addition, two unenclosed rear stairways and a rear patio on an existing 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**

**APPLICANT:** Greg Lamond

**CAL NO.:** 436-16-Z

**APPEARANCE FOR:** Same as Applicant

**MINUTES OF MEETING:**  
September 16, 2016

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 1844 W. Cuyler Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the rear setback from the required 33.65' to 1.83', the east setback from 2.0' to 0.26'( west to be 2.8'), combined side setback from 5.0' to 3.06' for a garage roof deck, a screen located on top of the garage and an open stair to provide access to the garage roof deck at the rear of the existing building.

**ACTION OF BOARD-**  
**VARIATION GRANTED**

**THE VOTE**

NOV 02 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 September 16, 2016 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 1, 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 1.83', the east setback to 0.26'( west to be 2.8'), combined side setback to 3.06' for a garage roof deck, a screen located on top of the garage and an open stair to provide access to the garage roof deck at the rear of the existing 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:** 1468 N. Ashland LLC

**CAL NO.:** 437-16-Z

**APPEARANCE FOR:** Sara Barnes

**MINUTES OF MEETING:**  
September 16, 2016

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 1468 N. Ashland Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the rear setback on floors containing dwelling units from the required 30' to 19.33', the rear setback from the rear property line to the attached garage from 2' to zero for a four-story mixed use building with an attached three-car garage with a roof deck and a roof deck located on the principle building accessed by a roof top penthouse stair enclosure.

**ACTION OF BOARD-**  
**VARIATION GRANTED**

**THE VOTE**

NOV 02 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 September 16, 2016 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 1, 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 on floors containing dwelling units to 19.33', the rear setback from the rear property line to the attached garage to zero for a four-story mixed use building with an attached three-car garage with a roof deck and a roof deck located on the principle building accessed by a roof top penthouse stair enclosure; 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

  
SUPERVISOR



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

**APPLICANT:** Development Group LLC- Gold Coast **CAL NO.:** 438-16-S

**APPEARANCE FOR:** Sara Barnes **MINUTES OF MEETING:**  
September 16, 2016

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 2330 N. Leavitt Street

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

**ACTION OF BOARD-**  
APPLICATION APPROVED

**THE VOTE**

NOV 02 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 September 16, 2016 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 1, 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 residential use below the second floor for a three-story, four dwelling unit building; additional variations were granted in Cal. No. 439-16-Z and 440-16-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 site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): the development is consistent with the design and layout of the plans dated June 1, 2016, prepared by Hann Architects, Inc.

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

Amended at Hearing

APPROVED AS TO SUBSTANCE

*[Signature]*  
CHAIRMAN

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

APPLICANT: Development Group LLC- Gold Coast

CAL NO.: 439-16-Z

APPEARANCE FOR: Sara Barnes

MINUTES OF MEETING:  
September 16, 2016

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2330 N. Leavitt Street

NATURE OF REQUEST: Application for a variation to increase the area of an accessory building by no more than 10% from the required 864 square feet to 936 square feet, the building will serve a proposed three-story, four\* dwelling unit building.

ACTION OF BOARD-  
VARIATION GRANTED

THE VOTE

NOV 02 2016

CITY OF CHICAGO

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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THE RESOLUTION:

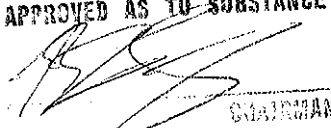
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 2016 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 1, 2016 ; and

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 area of an accessory building by no more than 10% from the required 864 square feet to 936 square feet, the building will serve a proposed three-story, four\* dwelling unit building; a special use was granted the subject site in Cal. No. 438-16-S and an additional variation in Cal. No. 440-16-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.

\* Amended at Hearing

APPROVED AS TO SUBSTANCE  
  
CHAIRMAN

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

**APPLICANT:** Development Group LLC- Gold Coast **CAL NO.:** 440-16-Z

**APPEARANCE FOR:** Sara Barnes **MINUTES OF MEETING:**  
September 16, 2016

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 2330 N. Leavitt Street

**NATURE OF REQUEST:** Application for a variation to reduce the rear setback from the required 30' to 21'-6" for an open stair to access a garage roofdeck that will serve a proposed three-story, four\* dwelling unit building.

**ACTION OF BOARD-**  
VARIATION GRANTED

**THE VOTE**

NOV 02 2016

CITY OF CHICAGO

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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X		

**THE RESOLUTION:**

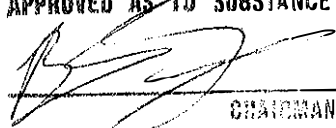
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 2016 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 1, 2016 ; and

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 21'-6" for an open stair to access a garage roofdeck that will serve a proposed three-story, four dwelling unit building; a special use was granted to the subject site in Cal. No. 438-16-S and additional variation was also granted to the property in Cal. No. 439-16-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.

\* Amended at hearing

APPROVED AS TO SUBSTANCE  
  
CHAIRMAN

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

**APPLICANT:** Sam & Caroline McBride **CAL NO.:** 441-16-Z  
**APPEARANCE FOR:** Katie Jahnke-Dale **MINUTES OF MEETING:**  
**APPEARANCE AGAINST:** None September 16, 2016  
**PREMISES AFFECTED:** 1764 N. Wilmot Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the rear setback from 14.32' to zero for a three-story single family residence with a rear attached garage.

**ACTION OF BOARD-**  
**VARIATION GRANTED**

**THE VOTE**

NOV. 02 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:**

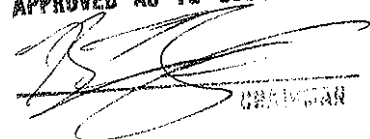
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 2016 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 1, 2016 ; and

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 for a three-story, single family residence which shall also have a rear attached garage; an additional variation was also granted to the subject site in Cal. No. 442-16-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



BOARD PRESIDENT

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

**APPLICANT:** Sam and Caroline McBride

**CAL NO.:** 442-16-Z

**APPEARANCE FOR:** Katie Jahnke-Dale

**MINUTES OF MEETING:**  
September 16, 2016

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 1764 N. Wilmot Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the minimum length of a side for the rear yard open space from 12' to 9'-9" for a proposed three-story single family residence with a rear attached garage.

**ACTION OF BOARD-**  
VARIATION GRANTED

**THE VOTE**

NOV 02 2016  
CITY OF CHICAGO

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

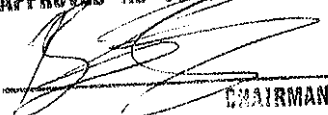
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 2016 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 1, 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 length of a side for the rear yard open space to 9'-9" for a proposed three-story single family residence with a rear attached garage; an additional variation was also granted to the subject site in Cal. No. 441-16-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:** Josh and Amy Sprenger **CAL NO.:** 443-16-S

**APPEARANCE FOR:** Bernard Citron **MINUTES OF MEETING:**  
September 16, 2016

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 1808 N. Sheffield Avenue / 1811-13 N. Clybourn Avenue

**NATURE OF REQUEST:** Application for a special use to establish a residential use below the second floor in an existing three-story building being converted from two dwelling units to three dwelling units.

**ACTION OF BOARD-**  
APPLICATION APPROVED

**THE VOTE**

NOV 02 2016  
CITY OF CHICAGO

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

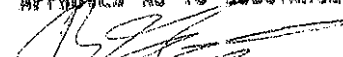
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 2016 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 1, 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 residential use below the second floor in existing three-story building which shall be converted from two dwelling units to three dwelling unit; a variation was also granted to the subject site in Cal. No. 444-16-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 site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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



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

**APPLICANT:** Josh and Amy Sprenger

**CAL NO.:** 444-16-Z

**APPEARANCE FOR:** Bernard Citron

**MINUTES OF MEETING:**  
September 16, 2016

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 1808 N. Sheffield Avenue / 1811-13 N. Clybourn Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the minimum lot area from the required 3,000 square feet to 2,835.6 square feet for an existing three-story, two dwelling unit building to be converted to a three dwelling unit building.

**ACTION OF BOARD-**  
**VARIATION GRANTED**

**THE VOTE**

NOV 02 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:**

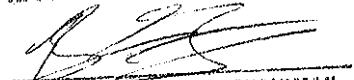
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 2016 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 1, 2016 ; and

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 lot area to 2,835.6 square feet for an existing three-story, two dwelling unit building to be converted to a three dwelling unit building; a special use was also granted to the subject site in Cal No. 443-16-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:** Eleno & Maria Cazarez

**CAL NO.:** 445-16-Z

**APPEARANCE FOR:** Same as applicant

**MINUTES OF MEETING:**  
September 16, 2016

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 2630 W. 25th Street

**NATURE OF REQUEST:** Application for a variation to reduce the required front setback from 9.72' to zero for a front open deck to serve an existing two-story single family residence.

**ACTION OF BOARD-**  
VARIATION GRANTED

NOV 02 2016

CITY OF CHICAGO

**THE VOTE**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 2016 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 1, 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 work was done at the property with out permits. The applicant was issued a citation and fined for the work. The applicant is now requesting to legalize the work that was done at the site; the applicant shall be permitted to reduce the required front setback from 9.72' to zero for a front open deck to serve 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**

*[Handwritten Signature]*



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

**APPLICANT:** Eleno & Maria Cazarez

**CAL NO.:** 445-16-Z

**APPEARANCE FOR:** Same as applicant

**MINUTES OF MEETING:**  
September 16, 2016

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 2630 W. 25th Street

**NATURE OF REQUEST:** Application for a variation to reduce the required front setback from 9.72' to zero for a front open deck to serve an existing two-story single family residence.

**ACTION OF BOARD-**  
**VARIATION GRANTED**

NOV 02 2016

CITY OF CHICAGO

**THE VOTE**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

**THE RESOLUTION:**

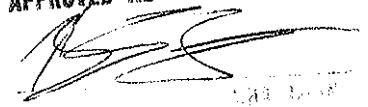
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 2016 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 1, 2016 ; and

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 work was done at the property with out permits. The applicant was issued a citation and fined for the work. The applicant is now requesting to legalize the work that was done at the site; the applicant shall be permitted to reduce the required front setback from 9.72' to zero for a front open deck to serve 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**



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

**APPLICANT:** Agata Kubiak, Bernadette Wilczynska

**CAL NO.:** 446-16-S

**APPEARANCE FOR:**

**MINUTES OF MEETING:**  
September 16, 2016

**APPEARANCE AGAINST:**

**PREMISES AFFECTED:** 1743 S. Halsted Street

**NATURE OF REQUEST:** Application for a special use to establish a body art service ( permanent makeup).

**ACTION OF BOARD-**  
CASE CONTINUED TO OCTOBER 21, 2016

**THE VOTE**

NOV 02 2016

CITY OF CHICAGO

BLAKE SERCYE

SOL FLORES

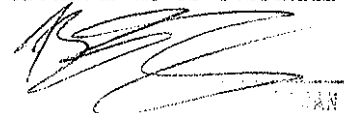
SHEILA O'GRADY

SAM TOIA

AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
		X

**APPROVED AS TO SUBSTANCE**



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

**APPLICANT:** William Jacobs 2006 Revocable Trust **CAL NO.:** 447-16-Z  
**APPEARANCE FOR:** Thomas Moore **MINUTES OF MEETING:**  
September 16, 2016  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 2615 N. Mildred Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the rear setback from the required 34.83' to 2.0' , north setback from 2.6' to 0.13'( south setback to be 0.13'), combined side setback from 2.6' to 0.26' for a stair to access a roof top deck on an existing two-car garage.

**ACTION OF BOARD-  
VARIATION GRANTED**

**THE VOTE**

NOV 02 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 September 16, 2016 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 1, 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 2.0', north setback to 0.13'( south setback to be 0.13'), combined side setback to 0.26' for a stair to access a roof top deck on an 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

  
CHAIRMAN

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

**APPLICANT:** Russland Capital Group- South Loop LLC

**CAL NO.:** 448-16-Z

**APPEARANCE FOR:** William Banks

**MINUTES OF MEETING:**  
September 16, 2016

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 1411 S. Michigan Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the rear setback from the required 30' to 2.79' for a proposed fifteen-story building with medical offices, one hundred ninety-nine ( mix of efficiency and dwelling ) units and the required parking (one hundred and forty-one spaces) on floors one through three.

**ACTION OF BOARD-**  
**VARIATION GRANTED**

**THE VOTE**

NOV 02 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 September 16, 2016 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 1, 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 2.79' for a proposed fifteen-story building with medical offices, one hundred ninety-nine (mix of efficiency and dwelling ) units and the required parking (one hundred and forty-one spaces) on floors one through three; an additional variation was also granted to the subject site in Cal. No. 449-16-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:** 1300 Exchange, LLC

**CAL NO.:** 450-16-S

**APPEARANCE FOR:** Nick Ftikas

**MINUTES OF MEETING:**  
September 16, 2016

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 4121 S. Packers Avenue

**NATURE OF REQUEST:** Application for a special use to establish and expand the area and use of an existing transfer station and facility in conjunction with Class II , Class III and Class V recycling uses at the subject property.

**ACTION OF BOARD-**  
APPLICATION APPROVED

**THE VOTE**

NOV 02 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 September 16, 2016 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 1, 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 and expand the area and use of an existing transfer station and facility in conjunction with Class II , Class III and Class V recycling uses at the subject property; additional special uses were also granted to the subject site in Cal. No. 451-16-S and 452-16-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 site ; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The development is consistent with the design and layout of the site plan, traffic plan, and floor plans of the recycling and transfer building, dated March 3, 2016, prepared Sandman, Inc., as well as the floor plans and elevations for both the labor support and scale operations buildings, as well as the landscape plan, all dated March 3, 2016 and prepared by Hutter Architects, Ltd.

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

APPROVED AS TO SUBSTANCE

  
CITY MANAGER

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

**APPLICANT:** 1300 Exchange, LLC

**CAL NO.:** 451-16-S

**APPEARANCE FOR:** Nick Ftikas

**MINUTES OF MEETING:**  
September 16, 2016

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 4121 S. Packers Avenue

**NATURE OF REQUEST:** Application for a special use to establish and locate a Class III recycling facility in conjunction with a proposed expanded transfer station operation at the subject site.

**ACTION OF BOARD-**  
APPLICATION APPROVED

**THE VOTE**

NOV 02 2016

CITY OF CHICAGO

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
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		X
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**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 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 and locate a Class III recycling facility in conjunction with a proposed expanded transfer station operation at the subject site ; additional special uses were also granted to the subject site in Cal. No. 450-16-S and 452-16-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 site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The development is consistent with the design and layout of the site plan, traffic plan, and floor plans of the recycling and transfer building, dated March 3, 2016, prepared Sandman, Inc., as well as the floor plans and elevations for both the labor support and scale operations buildings, as well as the landscape plan, all dated March 3, 2016 and prepared by Hutter Architects, Ltd.

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

**APPROVED AS TO SUBSTANCE**  
  
SANDMAN

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

**APPLICANT:** 1300 Exchange, LLC

**CAL NO.:** 452-16-S

**APPEARANCE FOR:** Nick Ftikas

**MINUTES OF MEETING:**  
September 16, 2016

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 4121 S. Packers Avenue

**NATURE OF REQUEST:** Application for a special use to establish and locate a Class V recycling facility in conjunction with a proposed expanded transfer station operation at the subject property.

**ACTION OF BOARD-**  
APPLICATION APPROVED

**THE VOTE**

NOV 02 2016

CITY OF CHICAGO

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

AFFIRMATIVE	NEGATIVE	ABSENT
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		X

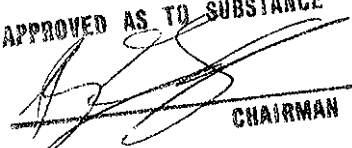
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 2016 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 1, 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 and locate a Class V recycling facility in conjunction with a proposed expanded transfer station operation at the subject property; additional special uses were also granted to the subject site in Cal. No. 450-16-S and 451-16-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 site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The design and layout of the site plan, traffic plan, and floor plans of the recycling and transfer building, dated March 3, 2016, prepared Sandman, Inc., as well as the floor plans and elevations for both the labor support and scale operations buildings, as well as the landscape plan, all dated March 3, 2016 and prepared by Hutter Architects, Ltd.

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:** Central Action Inc.

**CAL NO.:** 453-16-S

**APPEARANCE FOR:**

**MINUTES OF MEETING:**  
September 16, 2016

**APPEARANCE AGAINST:**

**PREMISES AFFECTED:** 1511 S. Trumbull Avenue

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

**ACTION OF BOARD-**  
CASE CONTINUED TO DECEMBER 16, 2016

**THE VOTE**

NOV 02 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:** WWP Management LLC d/b/a Wally World Pawn **CAL NO.:** 454-16-S

**APPEARANCE FOR:**

**MINUTES OF MEETING:**  
September 16, 2016

**APPEARANCE AGAINST:**

**PREMISES AFFECTED:** 8611 S. Pulaski Road

**NATURE OF REQUEST:** Application for a special use to a pawn shop.

**ACTION OF BOARD-**  
CASE CONTINUED TO NOVEMBER 18, 2016

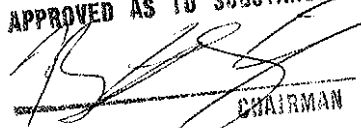
**THE VOTE**

NOV 02 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:** MCZ Urban , LLC d/b/a MCZ Development

**CAL NO.:** 455-16-A

**APPEARANCE FOR:**

**MINUTES OF MEETING:**  
September 16, 2016

**APPEARANCE AGAINST:**

**PREMISES AFFECTED:** 1650-52 N. Bosworth Avenue

**NATURE OF REQUEST:** Application for an appeal the decision of the office of the Zoning Administrator in refusing to recognize legal non-conforming for the existing 240 square foot on-premise monopole sign located at the subject site.

**ACTION OF BOARD-**  
CASE CONTINUED TO OCTOBER 21, 2016

**THE VOTE**

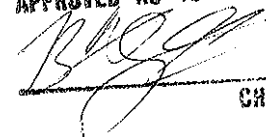
NOV 02 2016

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:** Signature Bank

**CAL NO.:** 456-16-S

**APPEARANCE FOR:** Thomas Moore

**MINUTES OF MEETING:**  
September 16, 2016

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 7292 W. Devon Avenue

**NATURE OF REQUEST:** Application for a special use to establish a two lane drive-through facility and a drive up automated teller machine that will serve a proposed one-story bank.

**ACTION OF BOARD-**  
APPLICATION APPROVED

**THE VOTE**

NOV 02 2016

CITY OF CHICAGO

BLAKESERCYE  
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 September 16, 2016 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 1, 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 two lane drive-through facility and a drive up automated teller machine that will serve a proposed one-story bank; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The design and layout of the landscape plan, dated December 18, 2015 (revisions approved on September 14, 2016) and prepared by J. Dimaria Architecture.

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: Tonja Hall

CAL NO.: 457-16-S

APPEARANCE FOR:

MINUTES OF MEETING:  
September 16, 2016

APPEARANCE AGAINST:

PREMISES AFFECTED: 2314-16 W. 63rd Street

NATURE OF REQUEST: Application for a variation to a public place of amusement license for a banquet hall to provide live music which is located with 125' of an RS-3 Zoning District.

ACTION OF BOARD-  
CASE CONTINUED TO OCTOBER 21, 2016

THE VOTE

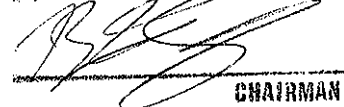
NOV 02 2016

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:**

Tonja Hall

**CAL NO.:** 458-16-S

**APPEARANCE FOR:**

**MINUTES OF MEETING:**

September 16, 2016

**APPEARANCE AGAINST:**

**PREMISES AFFECTED:**

3230-38 W. 63rd Street

**NATURE OF REQUEST:** Application for a special use to off-site accessory parking lot with forty-eight spaces to serve the proposed banquet hall at 3214-16 W. 63rd Street

**ACTION OF BOARD-**

CASE CONTINUED TO OCTOBER 21, 2016

**THE VOTE**

NOV 02 2016

CITY OF CHICAGO

BLAKE SERCYE

SOL FLORES

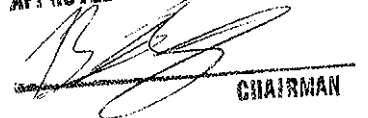
SHEILA O'GRADY

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: Corner AC, LLC

CAL NO.: 459-16-S

APPEARANCE FOR: Andrew Scott

MINUTES OF MEETING:  
September 16, 2016

APPEARANCE AGAINST: None

PREMISES AFFECTED: 5200 S. Cicero Avenue

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

NOV 02 2016

CITY OF CHICAGO

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
		X

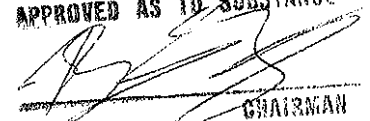
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 2016 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 1, 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 to 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 site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The development is consistent with the design and layout in the site plan dated September 13, 2016, as well as the landscape plan, floor plans and elevations dated May 23, 2016, all prepared by Hirsch Associates LLC.

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

APPROVED AS TO SUBSTANCE  
  
CHAIRMAN

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

**APPLICANT:** Tech Development, Inc

**CAL NO.:** 460-16-Z

**APPEARANCE FOR:**

**MINUTES OF MEETING:**  
September 16, 2016

**APPEARANCE AGAINST:**

**PREMISES AFFECTED:** 1517 W. Superior Street

**NATURE OF REQUEST:** Application for a variation to reduce the rear setback from the required 36'-11" to 21'-2", the east setback from 2' to zero (west to be 17'-8") for a proposed stair to access a garage roof top deck which shall also contain the relocated rear yard open space.

**ACTION OF BOARD-**  
CASE CONTINUED TO OCTOBER 21, 2016

**THE VOTE**

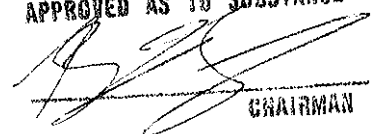
NOV 02 2016

CITY OF CHICAGO

BLAKE SERCYE  
SOL FLORES  
SHEILA O'GRADY  
SAMTOIA  
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:** Araceli Diaz

**CAL NO.:** 461-16-Z

**APPEARANCE FOR:** Mark Kupiec

**MINUTES OF MEETING:**  
September 16, 2016

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 10733 S. Buffalo Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the rear yard setback from the required 35.06' to 2.76', the south setback from 2' to 0.57' ( north to be 1.76') the combined side setback from 5' to 2.33' and to reduce the required rear yard open space from 203 square feet to zero in order to legalize a two-story, single family residence with an attached two-car garage and a front open balcony.

**ACTION OF BOARD-**  
VARIATION GRANTED

**THE VOTE**

NOV 02 2016  
CITY OF CHICAGO

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
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		X
		X

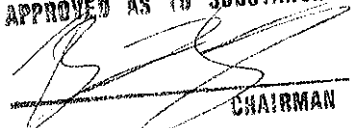
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 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 rear yard setback to 2.76', the south setback to 0.57' (north to be 1.76') the combined side setback to 2.33' and to reduce the required rear yard open space from 203 square feet to zero in order to legalize a two-story, single family residence with an attached two-car garage and a front open balcony; 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 Lampert

**CAL NO.:** 462-16-Z

**APPEARANCE FOR:** Same as applicant

**MINUTES OF MEETING:**  
September 16, 2016

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 3432 N. Seeley Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the rear setback from the required 34.72' to 24.54' for an open stair and bridge to access a proposed garage roof deck.

**ACTION OF BOARD-**  
**VARIATION GRANTED**

**THE VOTE**

NOV 02 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 September 16, 2016 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 1, 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 24.54' for an open stair and bridge that will provide access to the roof top deck that will be located 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:** Virage LLC **CAL NO.:** 463-16-Z  
**APPEARANCE FOR:** Sara Barnes **MINUTES OF MEETING:**  
**APPEARANCE AGAINST:** None September 16, 2016  
**PREMISES AFFECTED:** 1023 N. Ashland Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the rear yard setback from the required 30' to 2' and the front building line wall from 20' to 16.83' for three trellises on the roof top of a proposed four-story, thirty-three unit building with ground floor office retail space and twenty-five parking spaces.

**ACTION OF BOARD-**  
**VARIATION GRANTED**

**THE VOTE**

NOV 02 2016  
 CITY OF CHICAGO

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
		X

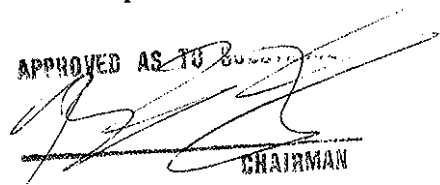
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 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 rear yard setback from the required 30' to 2' and the front building line wall from 20' to 16.83' for three trellises on the roof top of a proposed four-story, thirty-three unit building with ground floor office retail space and twenty-five parking spaces; 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  
  
 CHAIRMAN

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

**APPLICANT:** Evelyn Mulchrone **CAL NO.:** 464-16-S

**APPEARANCE FOR:** Same as applicant **MINUTES OF MEETING:**  
September 16, 2016

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 5562 W. Farragut Avenue

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

**ACTION OF BOARD-**  
APPLICATION APPROVED

**THE VOTE**

NOV 02 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 September 16, 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 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.

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

**APPLICANT:** Arthur and Elisa Reliford **CAL NO.:** 465-16-Z  
**APPEARANCE FOR:** Same as applicant **MINUTES OF MEETING:**  
September 16, 2016  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 4858 S. Kenwood Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the north setback from the required 5' to 0.66' measured to the roof overhang (south to remain at zero), combined side setback from 14.4' to 0.66' for a rear one story addition, a rear covered porch and a rear open stairwell providing access to the basement on to an existing two story, single family residence.

**ACTION OF BOARD-**  
**VARIATION GRANTED**

**THE VOTE**

NOV 02 2016  
 CITY OF CHICAGO

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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		X
		X

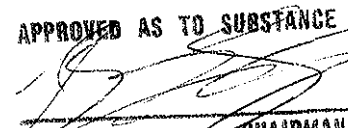
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 2016 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on SEPTEMBER 1, 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 0.66' measured to the roof overhang (south to remain at zero), combined side setback to 0.66' for a rear one story addition, a rear covered porch and a rear open stairwell providing access to the basement on 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  
  
 CHAIRMAN

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

**APPLICANT:** HR Liquors LLC

**CAL NO.:** 466-16-S

**APPEARANCE FOR:** Nick Ftikas

**MINUTES OF MEETING:**  
September 16, 2016

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 210 N. Canal Street

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

**ACTION OF BOARD-**  
APPLICATION APPROVED

**THE VOTE**

NOV 02 2016

CITY OF CHICAGO

BLAKE SERCYE  
SOL FLORES  
SHEILA O'GRADY  
SAMTOIA  
AMANDA WILLIAMS

AFFIRMATIVE	NEGATIVE	ABSENT
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		X

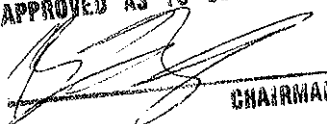
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 2016 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 1, 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 liquor store at the subject site; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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:** Ahmadiyya Movement in Islam , Inc., USA

**CAL NO.:** 467-16-S

**APPEARANCE FOR:** Talar Berberian

**MINUTES OF MEETING:**  
September 16, 2016

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 4421 S. State Street

**NATURE OF REQUEST:** Application for a special use to a community center in an existing two-story building.

**ACTION OF BOARD-**  
APPLICATION APPROVED

**THE VOTE**

NOV 02 2016

CITY OF CHICAGO

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
		X

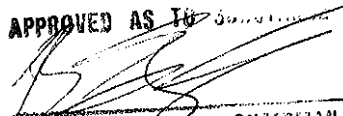
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 2016 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 1, 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 in an existing two-story building at the subject site; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The development is consistent with the design and layout in the site and floor plans dated June 22, 2016 and prepared by PMPC Architects.

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

APPROVED AS TO  
  
CHAIRMAN

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

**APPLICANT:** 825 N wood Development LLC

**CAL NO.:** 468-16-S

**APPEARANCE FOR:** Nick Ftikas

**MINUTES OF MEETING:**  
September 16, 2016

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 825 N. Wood Street

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

**ACTION OF BOARD-**  
APPLICATION APPROVED

**THE VOTE**

NOV 02 2016

CITY OF CHICAGO

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

AFFIRMATIVE	NEGATIVE	ABSENT
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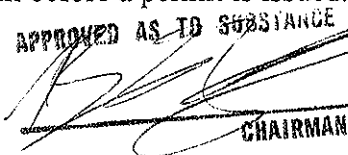
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 2016 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 1, 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 residential use below the second floor of a proposed four-story, three unit building with an attached four car garage; a variation was also granted to the subject site in Cal. No. 469-16-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 site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The 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:** 825 N wood Development, LLC **CAL NO.:** 469-16-Z

**APPEARANCE FOR:** Nick Ftikas **MINUTES OF MEETING:**

September 16, 2016

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 825 N. Wood Street

**NATURE OF REQUEST:** Application for a variation to reduce the rear setback from the required 30' to 16.6', the south setback from 2' to zero, for an open stair to access a garage roof top deck that will serve a proposed four-story, three dwelling unit building.

**ACTION OF BOARD-  
VARIATION GRANTED**

**THE VOTE**

NOV 02 2016

CITY OF CHICAGO

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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X		
		X
		X

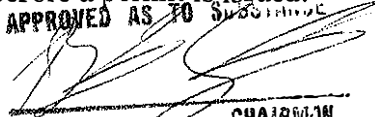
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 2016 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 1, 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 16.6', the south setback to zero, for an open stair to access a garage roof top deck that will serve a proposed four-story, three dwelling unit building; a special use was also granted to the subject site in Cal. No. 468-16-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:** Dolyva Properties, LLC **CAL NO.:** 470-16-Z  
**APPEARANCE FOR:** Nick Ftikas **MINUTES OF MEETING:**  
September 16, 2016  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 1429 W. 16th Street

**NATURE OF REQUEST:** Application for a variation to reduce the minimum lot area from the required 6,000 square feet to 5,952 square feet for a proposed three-story, six dwelling unit building with a rear detached six-car garage.

**ACTION OF BOARD-  
VARIATION GRANTED**

**THE VOTE**

NOV 02 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 September 16, 2016 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 1, 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 lot area to 5,952 square feet for a proposed three-story, six dwelling unit building with a rear detached six-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:** Dihui Yu

**CAL NO.:** 471-16-Z

**APPEARANCE FOR:**

**MINUTES OF MEETING:**  
September 16, 2016

**APPEARANCE AGAINST:**

**PREMISES AFFECTED:** 1452 W. Fuller Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the west setback from the required 2.0' to 0.10' ( east to be 4.0' ) , the combined side setback from 5' to 4.10' to divide an existing zoning lot with an existing one story single family residence and a one-car garage and one-car parking pad.

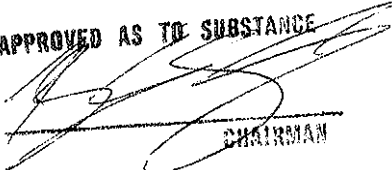
**ACTION OF BOARD-**  
CASE CONTINUED TO OCTOBER 21, 2016

**THE VOTE**

NOV 02 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:** Steven Power

**CAL NO.:** 472-16-S

**APPEARANCE FOR:** John Pikarski

**MINUTES OF MEETING:**  
September 16, 2016

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 1947 W. Cortland Avenue

**NATURE OF REQUEST:** Application for a special use to permit the expansion of an existing two-story single family residence with an existing rear two-car detached garage with a rear two-story addition with a rear open balcony at the second level.

**ACTION OF BOARD-**  
**VARIATION GRANTED**

**THE VOTE**

NOV 02 2016  
CITY OF CHICAGO

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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		X
		X

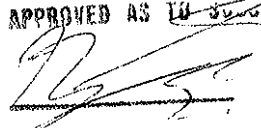
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 2016 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 1, 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 expand an existing two story, single family residence with an rear two-story addition with a rear open balcony at the second level; a variation was also granted to the subject site in Cal. No.473-16-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): The development is consistent with the design and layout in the plans dated March 8, 2016, prepared by Smith Architecture.

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

APPROVED AS TO FORMS  


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

**APPLICANT:** Steven Power

**CAL NO.:** 473-16-Z

**APPEARANCE FOR:** John Pikarski

**MINUTES OF MEETING:**  
September 16, 2016

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 1947 W. Cortland Street

**NATURE OF REQUEST:** Application for a variation to reduce the west setback from the required 2' to 0.27' (east to be 3.27') , the combined side setback from 4.88' to 3.54' for a rear two-story addition on to an existing two-story single family residence with an existing rear detached two car garage.

**ACTION OF BOARD-**  
VARIATION GRANTED

**THE VOTE**

NOV 02 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 September 16, 2016 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 1, 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 0.27 (east to be 3.27') , the combined side setback to 3.54' for a rear two-story addition on to an existing two-story single family residence with an existing rear detached two car garage; a special use was also granted to the subject site in Cal. No. 472-16-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:** 1154 W. Ohio, LLC

**CAL NO.:** 393-16-Z

**APPEARANCE FOR:** Sara Barnes

**MINUTES OF MEETING:**  
September 16, 2016

**APPEARANCE AGAINST:** None

**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-**  
**VARIATION GRANTED**

**THE VOTE**

NOV 02 2016

CITY OF CHICAGO

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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		X

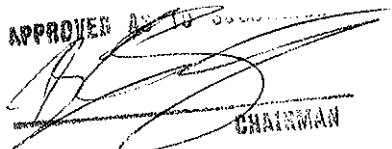
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 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 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; 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 BY THE BOARD  
  
CHAIRMAN

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

**APPLICANT:** 2109 S. Halsted, LLC

**CAL NO.:** 404-16-Z

**APPEARANCE FOR:** Sara Barnes

**MINUTES OF MEETING:**  
September 16, 2016

**APPEARANCE AGAINST:** None

**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-**  
VARIATION GRANTED

**THE VOTE**

NOV 02 2016

CITY OF CHICAGO

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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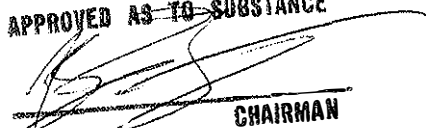
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 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 for a proposed four-story, mixed use building, with commercial space and indoor parking at grade level and eighteen dwelling units above; an additional variation was also granted in Cal. No. 405-16-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.:** 405-16-Z

**APPEARANCE FOR:** Sara Barnes

**MINUTES OF MEETING:**  
September 16, 2016

**APPEARANCE AGAINST:** None

**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-**  
**VARIATION GRANTED**

**THE VOTE**

NOV 02 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 September 16, 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 no more than 20% from eighteen spaces to fifteen spaces for a proposed four-story, mixed use building, with commercial space and indoor parking; an additional variation was also granted to the subject site ion Cal. No. 404-16-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE  
  
CHAIRMAN

**ZONING BOARD OF APPEALS  
CITY OF CHICAGO**

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



NOV 02 2016  
CITY OF CHICAGO

**Islamic Center of Chicagoland, Inc.**

APPLICANT

**192-16-S, 193-16-S, &  
194-16-S**

CALENDAR NUMBERS

**4846 N. Elston and 4856 N. Elston**

PREMISES AFFECTED

**September 16, 2016**

HEARING DATE

**Nick Ftikas**

APPEARANCE FOR APPLICANT

**John and Thomas Pikarski**

APPEARANCE FOR OBJECTORS

**NATURE OF REQUESTS**

**192-16-S:** Application for a special use to permit the establishment of a community center in an existing single-story building.

**193-16-S:** Application for a special use to permit the establishment of a religious assembly facility.

**194-16-S:** Application for a special use to permit the establishment of accessory off-site parking to serve a religious assembly facility located at 4846 N. Elston.

**ACTION OF BOARD**

**THE VOTE**

The applications for the special uses are approved subject to the conditions 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Amanda Williams	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 September 16, 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 as continued without further notice as provided under Section 17-13-0108-A of this Zoning Ordinance; and;

APPROVED AS TO SUBSTANCE

CHAIRMAN



WHEREAS, Alderman Laurino testified that she had no objection to the proposed special uses; that she did not believe the special uses were ideal uses for the space; that the subject property as currently situated would never be built in Chicago today; that nevertheless, the Applicant has made attempts to improve its proposal to limit the negative impact of its project on the neighborhood; that religious assembly is protected by the First Amendment of the Constitution; and

WHEREAS, pursuant to Section 17-13-0903 of this Zoning Ordinance, the Zoning Administrator of the Department of Planning and Development (“Department”) reviewed each proposed special use application and forwarded a recommendation on each proposal to the Board prior to the Board’s hearing; and

WHEREAS, the Board read said recommendations so that both Applicant and Objectors might know said recommendations; and

WHEREAS, with respect to the off-site parking at 4856 N. Elston to serve the proposed religious assembly at 4846 N. Elston, the Zoning Administrator recommended approval provided that it be established consistent with the design and layout of the landscape plan, dated March 2016, revision approved by the Department on September 24, 2016, and prepared by Jeff & Associates LLC; and

WHEREAS, with respect to the proposed community center at 4856 N Elston, the Zoning Administrator recommended approval provided that it be established consistent with the design and layout of the landscape plan, dated March 2016, revision approved by the Department September 24, 2016, and prepared by Jeff & Associates, LLC; and

WHEREAS, with respect to the proposed religious assembly at 4846 N. Elston, the Zoning Administrator recommended approval provided that the Applicant establish some form of traffic control for the alley abutting the entrance to proposed religious assembly at 4846 N. Elston; that methods of control acceptable to the Department may include vacation of or closure of the public alley by ordinance, installation of speed bumps and warning lights, or by other means approved by City’s Department of Transportation (“CDOT”); that the Zoning Administrator’s recommendation of approval was conditioned on development of the religious assembly being established consistent with the design and layout of the landscape plan, dated March 2016, revision approved by the Department on September 24, 2016, and prepared by Jeff & Associates LLC; and

WHEREAS, Mr. Nick Ftikas, counsel for the Applicant stated that there were eighty-five (85) local residents in support of the applications; that he requested the Board acknowledge this; and

WHEREAS, the Board caused the record to reflect that the gallery was sixty to seventy (70%) percent full of people in support of the applications;

WHEREAS, Mr. John Pikarski, counsel for the Objectors, objected into the entry of the record the recommendations of the Department's Zoning Administrator as no one from the Department was there to testify; and

WHEREAS, pursuant to Section 17--13-0903 of this Zoning Ordinance, the Zoning Administrator is only required to forward her recommendation on an application to the Board prior to the Board hearing said application; that neither she nor anyone else from the Department is required to testify as to her recommendation; and

WHEREAS, the Board overruled his objection; and

WHEREAS, Mr. John Pikarski then requested that the Board acknowledge those in the gallery that were in objection to the applications; and

WHEREAS, the Board caused the record to reflect that fifteen people in the gallery were in objection to the applications; and

WHEREAS, Mr. Ftikas summarized the history of the affected properties and explained the underlying basis for the relief sought; and

WHEREAS, Mr. Naser Nassir testified on behalf of the Applicant; that he is the Applicant's project coordinator; that the Applicant intends to occupy the subject properties located at 4846 and 4856 N. Elston Avenue; that the property at 4846 N. Elston is improved with a one-story building containing approximately 12,000 square feet of building area; that the property at 4856 N. Elston is improved with a one-story building containing about 4,000 square feet of building area and an on-site parking lot; that the Applicant is seeking to establish a place of religious assembly at 4846 N. Elston; that the Applicant is seeking to establish a community center within the existing building at 4856 N. Elston; that the Applicant is also proposing to locate the required parking for the religious assembly use on the south half of 4856 N. Elston; that each of these uses – the religious assembly use, the community center use, and the off-site parking – requires a special use; that the Applicant has a membership base of about 120 people that live within a mile of the subject properties; that this is what led the Applicant to propose a mosque and community center of its own on the subject properties; and

WHEREAS, Mr. Nassir then testified that with respect to the proposed mosque at 4846 N. Elston, the Applicant is proposing to renovate the existing 12,000 square foot building on the property; that the proposed mosque will have two (2) prayer halls; that at capacity, the men's prayer hall will accommodate 160 people; that at capacity, the women's prayer hall would accommodate 102 people; that in addition to the prayer halls, the mosque will contain two wudu rooms, an office for the imam, and a separate conference/meeting room; that the Applicant expects most of its daily services to be attended by about ten to fifteen (10-15) people; that the Applicant will hold five (5) daily prayer services seven (7) days a week; that these five (5) services will be held at: 6:00 AM, 1:00 PM, 3:30 PM, at sundown and 7:45 PM; that the Applicant's main prayer

sermon is held on Fridays at 1:00 PM until about 2:00 PM: that this 1:00 PM Friday prayer service will be attended by 120 – 125 people; and

WHEREAS, Mr. Nassir then testified that with respect to the proposed community center at 4856 N. Elston, the Applicant is proposing to renovate and readapt the existing building; that once renovated, the existing building will allow for six (6) meeting rooms and an open lobby that will run the length of the building; that the lobby will act as a place where people can meet and gather to talk outside of the formal meeting rooms; that during the week, the Applicant plans to host religious study classes at the facility as well as English as a Second Language courses; that the Applicant will also host and organize membership meetings and outreach programs as well as coordinate food and clothing drives periodically throughout the year in the community center; that all of the classes and programs will be made open and available to the general public, not just congregation members; that the Applicant plans to make rooms within the community center available to other not-for-profits and local community groups during non-prayer times; that the Applicant plans on being an active member of the community; that the Applicant's facility will be available to other people living in the community; that the Applicant's proposed hours of operation for the community center would be: 10:00 AM – 7:00 PM, Monday – Thursdays; 2:00 PM – 8:00 PM, Fridays; and 10:00 AM – Early Evening, Saturday and Sundays; that nevertheless the schedule for the community center is designed to be flexible to accommodate not only the Applicant's meeting times but also other groups in the area; that in terms of staffing the community center, the Applicant intends to have one (1) to two (2) regular employees there each day; that the Applicant will also have volunteers from the congregation during special events on busier nights; and

WHEREAS, Mr. Nassir then testified that with respect to parking, the Applicant's plan provides thirty-six (36) on-site parking spaces at 4856 N. Elston; that these thirty-six (36) spaces exceed the religious assembly parking requirement of thirty-three (33) based on the 1:8 ratio; that the sole access point to and from the parking lot will be from Elston Avenue; that the parking lot has been redesigned to keep cars out of the alleys that abut the property; that this redesign was done to address safety concerns raised regarding crossing the alley as well as to minimize impact that the parking lot and traffic may have on the residential neighbors to the north; that with respect to concerns raised by the City, some immediate neighbors, and the Alderman's office, the Applicant has taken a number of significant steps to help ensure the safety of the Applicant's congregation as they walk across the sixteen foot (16') alley between the community center and the mosque; that these steps included: (1) restricting car access to the parking lot to a single driveway on Elston; (2) lining up the walkway from the community center property directly to the mosque's main entrance; (3) recessing the main entrance to the mosque three feet (3') back from the alleyway; and (4) adding a nine foot (9') entry vestibule behind the main entrance of the mosque so that the congregation will have plenty of room when coming and going from the building; that the existing configuration of the mosque building has a door that opens directly into the alley; that the Applicant realizes that this is an obvious safety concern and has a plan to address it; that the Applicant has worked with its traffic consultant to add lighting and alert lights on its property so that drivers in the area know

when people are crossing the alley; that the Applicant has obtained quotes from a private security company to serve as a traffic control professional during busier prayer times; that taking all these efforts together, the Applicant believes the mosque will operate and function in a safe and efficient manner; and

WHEREAS, Mr. Nassir then testified that the Applicant is budgeting \$750,000 to renovate the two buildings and refinish the onsite parking lot; that the Applicant is making a significant investment in its organization's future on the subject properties; that the Applicant hopes to be on the subject properties for a very long time; and

WHEREAS, Mr. Gary Lentz testified on behalf of the Applicant; that he is a licensed architect in the State of Illinois; that he testified to his program of development for the subject properties; that the mosque at its capacity can handle 262 people; that the off-site parking for the mosque contains thirty-six (36) spaces; that this exceeds the parking requirement under this Zoning Ordinance; that the plan of development has obtained approval from the City's Department of Transportation ("CDOT"); that the plan of development has also obtained approval from the Department as to its landscaping; and

WHEREAS, Mr. Luay Aboona testified on behalf of the Applicant; that the Board recognized his credentials as an expert in traffic engineering; that he is familiar with the subject properties; that the scope of his assignment was to assess the current traffic conditions in the immediate area as well as provide a projection as to how the proposed mosque and community center might impact those current conditions; that he was also asked to assist the Applicant in developing a plan to help ensure safely crossing the sixteen foot (16') public alley; that he and his team looked at the traffic impact of the proposed community center and the mosque; that they did a variety of analyses to look at the impact of traffic; that he and his team focused on three distinct time periods: (1) the morning peak; (2) the midday peak; and (3) the evening peak as these three periods would coincide with prayer times at the mosque; that as previously testified to by Mr. Nasir, the daily prayer services are not highly attended so those prayer services lend themselves to less traffic; that he and his team therefore focused mostly on the Friday midday prayer service; that he and his team looked at traffic patterns on N. Elston and the adjoining alleys; that the proposed mosque is to be a neighborhood rather than a regional mosque; that over sixty percent (60%) of the mosque's members live within a quarter mile of the subject property; that over ninety percent (90%) live within a mile; that the expectation is that majority of the members would walk to Friday prayer, although there will be opportunities for carpooling and shuttles for the elderly and during inclement weather; and

WHEREAS, Mr. Aboona further testified as to how he and his team worked with CDOT to keep traffic from the parking lot off of the alley and focused on Elston Avenue; that he and his team also worked with CDOT to improve pedestrian accessibility to and from the parking lot to the mosque; that he then testified to this improved pedestrian accessibility; that during his observations of the alley system surrounding the subject properties, the alley where pedestrians would be crossing was very lightly used during the time periods when prayers would occur; that in fact, during the Friday midday prayer

time, there were zero vehicles that traversed the alley; that because the alley is so lightly used, he and his team do not believe that a having a pedestrian crossing in the alley would be detrimental; that in his professional opinion, the proposed special uses have been designed to promote pedestrian safety and comfort; and

WHEREAS, the Board accepted into the record Mr. Aboona's written report; and

WHEREAS, in response to questions by the Board, Mr. Aboona further testified that he had been provided addresses of the Applicant's members; that he used these addresses to plot out the distance to the subject properties; and

WHEREAS, Mr. Kareem Musawwir testified on behalf of the Applicant; that he is a land planning consultant and has testified before the Board many times; that he has physically inspected the subject properties as well as other properties and improvements in the immediate area; that he then briefly testified to the findings of his inspection; that the proposed special uses: (1) comply with all the general criteria for special uses set forth in this Zoning Ordinance; (2) provide a public convenience because it will serve residents of the area and will not have an adverse impact on the welfare of the neighborhood; (3) are compatible with the character of the area in terms of building scale and project design because the Applicant will be improving the interior and exterior of the existing buildings on the subject properties which will be a benefit to the community; (4) are compatible in terms of their hours of operation, traffic generation and general operating characteristics; and (5) are designed to promote pedestrian safety and comfort; and

WHEREAS, the Board accepted into the record Mr. Musawwir's written report; and

WHEREAS, Mr. Joseph M. Ryan testified on behalf of the Applicant; that the Board recognized his credentials as an expert in real estate appraisal; that he physically inspected the subject properties as well as the other properties and improvements in the immediate area; that he then testified to the findings of his inspections; that the proposed special uses will comply with all the applicable standards of this Zoning Ordinance once the special uses are granted; that they are in the interest of the public convenience as twenty-three (23) homes with sixty (60) members of the Applicant are within a quarter mile of the site; that the existing buildings are in scale with the area as one-story design is typical for the area; that the proposed special uses are re-adaptive uses of the two buildings and would have no diminution on surrounding property value; that with respect to his opinion that the proposed special uses would have no diminution of surrounding property value; that he based his opinion with respect to the community center on the fact that there are three (3) other community centers on Elston Avenue, one of which – Sokol Community Hall – is directly across the street from the subject properties; that at 4380 N. Elston there is the Muslim Community Center; that at peak times on Friday afternoons, traffic is intermittently stopped along Elston Avenue to accommodate people moving from the Muslim Community Center to the parking lot across the street; that while crossing a public alley is not optimal, the Applicant is in a better position with respect to pedestrian safety than 4380 N. Elston; that the Latvian Community Center at 4146 N.

Elston has no apparent parking; that he also looked at churches in the area; that there are twelve (12) Catholic churches and sixteen (16) Protestant churches in the area; that this shows the religious assembly use is well established in the area; that the proposed mosque will be no different than any of these twenty-eight (28) other religious assembly uses; that there has been no diminution of property values caused by either the three (3) community centers or the twenty-eight (28) religious assembly uses in the area; and

WHEREAS, the Board accepted into the record Mr. Ryan's written report; and

WHEREAS, Mr. Ftikas stated that this concluded the Applicant's case-in-chief; and

WHEREAS, in response to questions by the Board, Mr. Aboona further testified as to the methodology of the traffic studies he and his team conducted; and

WHEREAS, in response to further questions by the Board, Mr. Nassir further testified that the Applicant expected the same amount of people for Friday midday prayer (approximately 120 people) would attend religious holiday services; that the Applicant has two (2) religious holidays a year; and

WHEREAS, Mr. John Pikarski stated that he and Mr. Thomas Pikarski represented two (2) community association groups as well as all of the people along Kentucky Avenue (collectively, the "Objectors"); that the Objectors were not opposed to a mosque but were opposed to the location proposed by the Applicant; and

WHEREAS, Mr. John Pikarski was granted leave to cross-examine Mr. Nassir; that Mr. Nassir further testified that the Applicant wanted a community center and mosque on the subject properties because its members live so close to the subject properties; that the Applicant did not engage a real estate consultant to help in the decision making process; that Mr. Ali, the president of the Applicant, purchased the subject properties in his own name for approximately \$700,000; that currently some of the Applicant's members are praying at the Muslim Community Center ("MCC") which is located at 4380 N. Elston; and

WHEREAS, Mr. John Pikarski was granted leave to cross-examine Mr. Lentz; that Mr. Lentz further testified that there is only one walkway across the alley; that said walkway is six feet (6') wide; that it is not marked on the site plan; that a walkway across an alley would not typically be marked on a site plan; and

WHEREAS, Mr. John Pikarski was granted leave to cross-examine Mr. Ryan; that Mr. Ryan further testified that the introduction of a mosque at this location would have no effect whatsoever on the immediate adjacent property which currently houses a body and fender shop; that the factors he took into consideration when making this opinion including the fact that those using the subject properties will ingress and egress from Elston Avenue; that the use by the mosque and community center will be low-impact use; that previously the subject properties housed an Enterprise car lot; that an Enterprise car

lot would have more impact on the body shop due to the traffic generated by the Enterprise car lot use; and

WHEREAS, Mr. John Pikarski was granted leave to cross-examine Mr. Aboona; that Mr. Aboona further testified that he and his team had been furnished the addresses of the Applicant's members by the Applicant; that his team's analysis of the traffic generated by the proposed use was as conservative as possible; that therefore, they looked at how the mosque would coincide with the street system in peak hour; that they modeled their analysis by assuming the parking lot would be full despite the fact that this would probably not be the case as many of the Applicant's members would walk to services; and

WHEREAS, Mr. John Pikarski was granted leave to cross-examine Mr. Mussawir; that Mr. Mussawir further testified that the proximity of the mosque would not have any impact on the possible commercial uses permitted under this Zoning Ordinance because the mosque is primarily a use that would be conducted off-hours from most businesses; and

WHEREAS, Mr. Ftikas and Mr. John Pikarski agreed to stipulate that a religious use on the subject properties would exclude other uses such as liquor and tobacco; and

WHEREAS, Mr. John Pikarski then began his case-in-chief; and

WHEREAS, Mr. Steven Lenet testified on behalf of the Objectors; that his credentials as an expert in land planning were acknowledged by the Board; that he has physically inspected the subject properties; that his written report was submitted to and accepted by the Board; that he then testified as to the subject properties and the surrounding area; that this portion of Elston Avenue is zoned commercial; that religious institutions are permitted as of right in residential districts; that however they are special uses in commercial districts; that the reason for this is that a religious use blends into a residential district with no impact; that because the religious use is a special use in a commercial area, it does impact the normal and orderly development of the area; and

WHEREAS, the Board stated that the subject property just west of Elston did abut a residential area; and

WHEREAS, Mr. Lenet testified that what the Applicant was referring to as Site B did abut a residential district; that nevertheless, the proposed special uses were incompatible with the surrounding area; that he also had concerns about the pedestrian accessibility to the subject properties; that in his opinion, the subject properties were not a good and appropriate site for a religious institution; and

WHEREAS, Mr. Joseph Zgonina testified on behalf of the Objectors; that his credentials as an expert in traffic engineering were acknowledged by the Board; that he then testified as to the existing street and alley conditions surrounding the subject

properties; that he then showed the Board the results of his traffic studies of said streets and alleys; that he did not believe emergency equipment could service the mosque; and

WHEREAS, the Board reminded that if the Applicant could not satisfy all City codes, the Applicant would not be allowed its building permit; and

WHEREAS, Mr. Zgonina further testified that from an engineering standpoint, the proposed special uses were inappropriate land uses for the subject properties; and

WHEREAS, Mr. Ron Duplack, president of the Mayfair Civic Association (“Association”), testified in objection to the proposed special uses; that the Applicant has not responded to the Association’s invitations to meet and discuss the Association’s concerns about traffic and safety; that because of this, the Association has not been able to discuss its concerns with the Applicant; that the Association has therefore voted to oppose the proposed special uses; and

WHEREAS, Ms. Candace Gabriel, of 4854 N. Tripp, testified in objection to the proposed special uses; that the Objectors were not against Muslims but were instead opposing the proposed special uses solely due to zoning concerns, such as traffic congestion; that the Objectors would have the same objections if the proposed special uses were for a Christian church; and

WHEREAS, Mr. Kevin Stringer, of 4880 N. Kilpatrick, testified in objection to the proposed special uses; that the Applicant’s members would be using the streets to park; that this would cause congestion; and

WHEREAS, Ms. Lisa Stringer, of 4880 N. Kilpatrick, testified in objection to the proposed special uses; that she presented a series of exhibits to the Board; that buildings on the subject properties were set up as commercial garages; that they were not set up to hold 250 or more people; that traffic congestion caused by the proposed special uses is therefore a concern for the community; that she and others did a count of the number of attendees at the mosque at Elston and Gunnison on four consecutive Fridays; that the average number of worshippers was 269; that this is larger than Mr. Nassir’s stated testimony; that the attendees’ cars were from more than one-half mile away; and

WHEREAS, the Board asked how Ms. Stringer could possibly know how far away a car was from; and

WHEREAS, Mr. Tom Leverso, general counsel for Rany Management, LLC and its property holding company Broadmoor LLC, testified in objection to the applications; that his client owns 4459 W. Lawrence; that in addition to the general traffic concerns already mentioned, his client was concerned about the effect of Ramadan on the traffic; that in addition his client is prepared to offer a letter of intent to purchase the subject properties from the Applicant; and



WHEREAS, Ms. Rosabla Rodriguez testified she and her husband own the property that is next door to the proposed special uses; that she and the Applicant's share a party wall; that she is concerned about the Applicant's members when they are in the alley, as she and her husband have two trucks coming in and out; that she and her husband also have a hazardous waste truck that picks up their waste; and

WHEREAS, in response to questions by the Board, Ms. Rodriguez further testified the hazardous waste truck did not come on a set schedule; and

WHEREAS, Ms. Rodriguez further testified that her business created a lot of noise; that this would not be good for the Applicant's members; and

WHEREAS, the Board stated that if the Applicant's members were all right with the noise, it was the Applicant's issue; and

WHEREAS, Ms. Rodriguez testified that she and her husband were also prepared to offer a letter of intent to the Applicant to purchase the subject properties; and

WHEREAS, Mr. Eric Skotmyr testified in objection to the applications; that he then indicated to the Board where he resided; that the proposed special uses would exacerbate the traffic congestion in the area; and

WHEREAS, Mr. Ftikas was given leave to cross-examine Mr. Zgonina; that Mr. Zgonina further testified during his traffic count, the segment of the alley between the community center and the mosque had zero traffic; and

WHEREAS, Mr. Ftikas was given leave to cross-examine Mr. Lenet; that Mr. Lenet further testified that he was not an appraiser and did not testify as an appraiser; and

WHEREAS, Mr. Ftikas was given leave to recall Mr. Aboona; that Mr. Aboona further testified that he was generally familiar with the land uses that are allowed as of right in a C-1 zoning district; that some of these as of right uses included hospitals, restaurants, banquet halls, medium venues with capacity of up to 999 people, taverns, banks, liquor stores, indoor sports and recreation facilities, and motor vehicle repair shops; that all of these as of right uses would have a bigger traffic impact on the surrounding area because they have higher traffic generation on a more consistent basis throughout the day as compared to the proposed mosque; and

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 uses comply with all applicable standards of this Zoning Ordinance.

2. The proposed special uses are in the interest of the public convenience as many of the Applicant's members live within a half mile to a mile of the surrounding area and will not have a significant adverse impact on the general welfare of the community as very credibly testified to by Mr. Ryan and Mr. Musawwir.
3. The proposed special uses are compatible with the character of the surrounding area in terms of site planning and building scale and project design because the proposed uses will be readapting the currently existing buildings and parking lot on the subject properties.
4. The proposed special uses are compatible with the character of the surrounding area in terms of operating characteristics such as hours of operation, outdoor lighting, noise and traffic generation as very credibly testified to by Mr. Aboona and Mr. Ryan.
5. The proposed special uses are designed to promote pedestrian safety and comfort as very credibly testified to by Mr. Aboona and due to the conditions imposed by the Board.

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 applications are hereby approved, the Zoning Administrator is authorized to permit said special uses subject to the following conditions, pursuant to the authority granted by Section 17-13-0906 of the Chicago Zoning Ordinance:

1. The off-site parking at 4856 N. Elston to serve the proposed religious assembly at 4846 N. Elston shall be established consistent with the design and layout of the landscape plan, dated March 2016, revision approved by the Department on September 24, 2016, and prepared by Jeff & Associates LLC.
2. The proposed community center at 4856 N. Elston shall be established consistent with the design and layout of the landscape plan, dated March 2016, revision approved by the Department September 24, 2016, and prepared by Jeff & Associates, LLC.
3. The Applicant shall establish some form of traffic control for the alley abutting the entrance to proposed religious assembly at 4846 N. Elston. Methods of control may include vacation of or closure of the public alley by ordinance, installation of speed bumps and warning lights, or by other means approved by CDOT. Further, the development of the religious assembly shall be consistent with the design and layout of the landscape plan, dated March 2016, revision approved by the Department on September 24, 2016, and prepared by Jeff & Associates LLC.

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