

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

APPLICANT: Affito Domus LLC

CAL NO.: 101-13-S

APPEARANCE FOR:

MINUTES OF MEETING:
July 19, 2013

APPEARANCE AGAINST:

PREMISES AFFECTED: 1948 W. Erie Street

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of residential use below the second floor for a proposed three-story six dwelling-unit building.

ACTION OF BOARD-
WITHDRAWN ON MOTION OF THE APPLICANT

THE VOTE

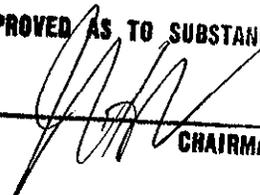
AUG 21 2013

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
SAM TOIA
JUDY MARTINEZ-FAYE
SHEILA O' GRADY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Affito Domus LLC

CAL NO.: 102-13-Z

APPEARANCE FOR:

MINUTES OF MEETING:
July 19, 2013

APPEARANCE AGAINST:

PREMISES AFFECTED: 1948 W. Erie Street

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the required lot area from 6,000 square feet to 5,602 square feet for a proposed three-story six dwelling-unit building.

ACTION OF BOARD-
WITHDRAWN ON MOTION OF THE APPLICANT

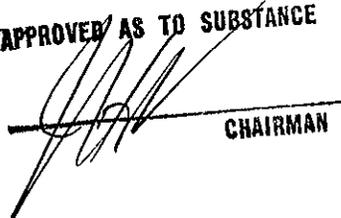
THE VOTE

AUG 21 2013

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
SAM TOIA
JUDY MARTINEZ-FAYE
SHEILA O' GRADY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Claretians, Inc. **CAL NO.:** 151-13-S
APPEARANCE FOR: Rolando Acosta **MINUTES OF MEETING:**
 July 19, 2013
APPEARANCE AGAINST: None
PREMISES AFFECTED: 9052-56 S. Brandon Ave./3124-34 E. 91st Street

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of an off-site non-required accessory parking lot to serve a church located at 3200 E. 91st Street.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

AUG 21 2013

**CITY OF CHICAGO
 ZONING BOARD OF APPEALS**

JONATHAN SWAIN
 SAM TOIA
 JUDY MARTINEZ-FAYE
 SHEILA O' GRADY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X

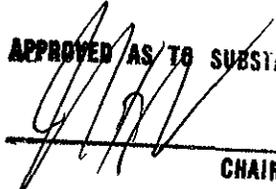
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 19, 2013 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on April 4, 2013; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish an off-site non-required accessory parking lot which shall serve a church at 3200 E. 91st Street; 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 Department of Housing and Economic Development recommends approval of the parking lot, provided the development is constructed consistent with the site/landscape plan dated June 21, 2013 by OKW Architects

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Mitazi One Inc. **CAL NO.:** 175-13-S
APPEARANCE FOR: Thomas Moore **MINUTES OF MEETING:**
 July 19, 2013
APPEARANCE AGAINST: None
PREMISES AFFECTED: 2433 N. Clark Street

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of massage establishment.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

		AFFIRMATIVE	NEGATIVE	ABSENT
AUG 21 2013	JONATHAN SWAIN	X		
	SAM TOIA	X		
CITY OF CHICAGO ZONING BOARD OF APPEALS	JUDY MARTINEZ-FAYE	X		
	SHEILA O'GRADY			X

THE RESOLUTION:

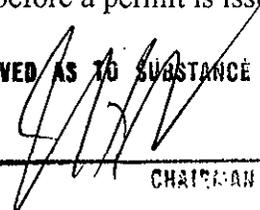
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 19, 2013 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on May 2, 2013; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a massage establishment; 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 Department of Housing and Economic Development recommends approval of the massage establishment.

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: AAA Quick Mart, Inc. DBA Express Grocery Mart **CAL NO.:** 184-13-S

APPEARANCE FOR:

MINUTES OF MEETING:
July 19, 2013

APPEARANCE AGAINST:

PREMISES AFFECTED: 6128 S. Western Avenue

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of one-lane drive-through facility to serve an existing retail grocery store.

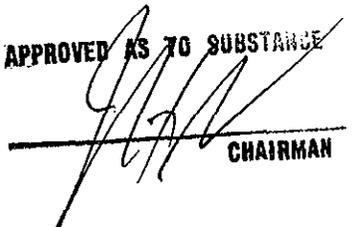
ACTION OF BOARD-
CASE CONTINUED TO SEPTEMBER 20, 2013

THE VOTE

AUG 21 2013
CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
SAM TOIA
SHEILA O'GRADY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: 1622 W. Nelson, LLC

CAL NO.: 185-13-S

APPEARANCE FOR:

MINUTES OF MEETING:
July 19, 2013

APPEARANCE AGAINST:

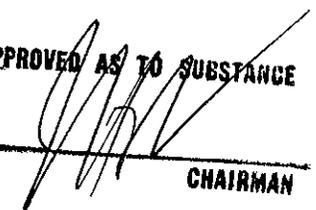
PREMISES AFFECTED: 1908 W. Belmont Avenue

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of residential use below the second floor for a proposed three-story three dwelling unit building.

ACTION OF BOARD-
CASE CONTINUED TO SEPTEMBER 20, 2013

THE VOTE

		AFFIRMATIVE	NEGATIVE	ABSENT
AUG 21 2013	JONATHAN SWAIN	X		
CITY OF CHICAGO	SAM TOIA	X		
ZONING BOARD OF APPEALS	JUDY MARTINEZ-FAYE	X		
	SHEILA O'GRADY			X

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: 1622 W. Nelson, LLC

CAL NO.: 186-13-Z

APPEARANCE FOR:

MINUTES OF MEETING:
July 19, 2013

APPEARANCE AGAINST:

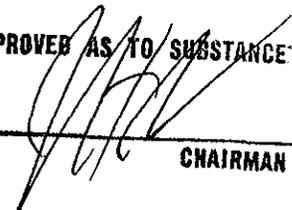
PREMISES AFFECTED: 1908 W. Belmont Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the required front yard setback from 2.8' to zero, reduce the west side yard setback from 2' to zero and increase the allowable floor area of an accessory building by not more than 10% for a proposed three-story three dwelling-unit building.

ACTION OF BOARD-
CASE CONTINUED TO SEPTEMBER 20, 2013

THE VOTE

		AFFIRMATIVE	NEGATIVE	ABSENT
AUG 21 2013	JONATHAN SWAIN	X		
	SAM TOIA	X		
CITY OF CHICAGO ZONING BOARD OF APPEALS	JUDY MARTINEZ-FAYE	X		
	SHEILA O'GRADY			X

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Castleview Construction Inc.

CAL NO.: 189-13-Z

APPEARANCE FOR:

MINUTES OF MEETING:
July 19, 2013

APPEARANCE AGAINST:

PREMISES AFFECTED: 1847-49 N. Halsted Street

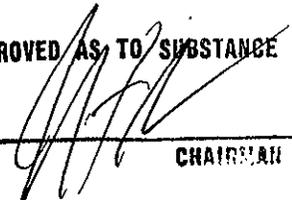
NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval of to reduce the required north and south side yard setbacks from 5.76' to 5', reduce the combined total side yard combination from 14.4' to 10' and to permit a proposed front driveway off of a pedestrian retail street.

ACTION OF BOARD-
WITHDRAWN ON MOTION OF THE APPLICANT

THE VOTE

		AFFIRMATIVE	NEGATIVE	ABSENT
AUG 21 2013	JONATHAN SWAIN	X		
CITY OF CHICAGO ZONING BOARD OF APPEALS	SAM TOIA	X		
	JUDY MARTINEZ-FAYE	X		
	SHEILA O'GRADY			X

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Dave Rasmussen & Alison Musgrave **CAL NO.:** 191-13-Z
APPEARANCE FOR: Thomas Moore **MINUTES OF MEETING:** July 19, 2013
APPEARANCE AGAINST: None
PREMISES AFFECTED: 2723 N. Lakewood Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the required north side yard setback from 3.2' to 2.33' (5' south side yard setback) and reduce the combined total side yard combination from 8' to 7.33' for a proposed two-story single-family residence with a detached garage.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

		AFFIRMATIVE	NEGATIVE	ABSENT
AUG 21 2013	JONATHAN SWAIN	X		
CITY OF CHICAGO ZONING BOARD OF APPEALS	SAM TOIA	X		
	JUDY MARTINEZ-FAYE	X		
	SHEILA O'GRADY			X

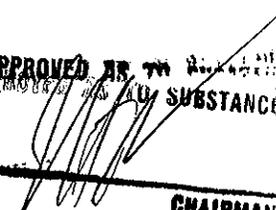
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 19, 2013, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on June 6, 2013 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 north side yard setback from 3.2' to 2.33' (5' south side yard setback) and reduce the combined total side yard combination from 8' to 7.33' for a proposed two-story single-family residence with a detached garage; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

 CHAIRMAN

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

APPLICANT: Krause Construction Services, Inc. **CAL NO.:** 193-13-Z

APPEARANCE FOR: **MINUTES OF MEETING:**
July 19, 2013

APPEARANCE AGAINST:

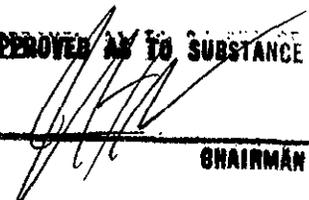
PREMISES AFFECTED: 9850-56 S. Bell Avenue/ 2238 W.99th Street

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the required side setback from 5' to 2.3' and reduce the minimum lot area from 6,250 sq. ft. to 6,210 sq. ft. to allow for the subdivision of one zoning lot into two zoning lots (50' x 124.21') for a proposed two-story single-family residence.

ACTION OF BOARD-
WITHDRAWN ON MOTION OF THE APPLICANT

THE VOTE

		AFFIRMATIVE	NEGATIVE	ABSENT
AUG 21 2013	JONATHAN SWAIN	X		
	SAM TOIA	X		
CITY OF CHICAGO ZONING BOARD OF APPEALS	JUDY MARTINEZ-FAYE	X		
	SHEILA O'GRADY			X

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Miguel Camargo **CAL NO.:** 225-13-Z
APPEARANCE FOR: Same **MINUTES OF MEETING:**
June 21, 2013
APPEARANCE AGAINST: None
PREMISES AFFECTED: 2652 S. Central Park Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the required rear yard setback from 30' to 14.94' and reduce the rear yard setback from 2' to zero for a proposed attached two-car garage and a rear four-story enclosed porch to an existing four-story multi-unit residential building.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

AUG 21 2013
 CITY OF CHICAGO
 ZONING BOARD OF APPEALS

JONATHAN SWAIN
 SAM TOIA
 JUDY MARTINEZ-FAYE
 SHEILA O' GRADY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X

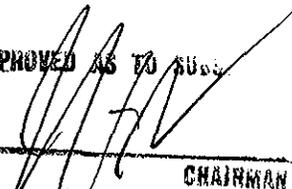
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 19, 2013, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on June 6, 2013 and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the required rear yard setback to 14.94' and reduce the rear yard setback to zero for a proposed attached two-car garage and a rear four-story enclosed porch to an existing four-story multi-unit residential building; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

 CHAIRMAN

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

APPLICANT: Emmanuel Community Development Corporation **CAL NO.:** 238-13-S

APPEARANCE FOR:

MINUTES OF MEETING:
July 19, 2013

APPEARANCE AGAINST: None

PREMISES AFFECTED: 6858 S. Indiana Avenue

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of proposed community center.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

AUG 21 2013

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
JUDY MARTINEZ-FAYE
SAM TOIA
SHEILA O'GRADY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

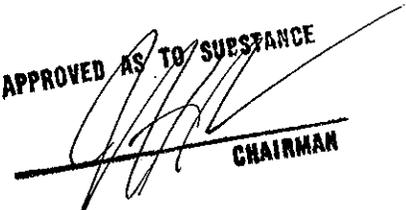
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 19, 2013 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on July 4, 2013; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a community center at the subject site; expert testimony was offered that the use would not have a negative impact on the 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 Department of Housing and Economic Development recommends approval of the community center, provided the development is consistent with the site / landscape plan and the building elevations dated July 19, 2013 by Mayers Jeffers Gillespie Architects .

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Humboldt 1 LLC

CAL NO.: 239-13-S

APPEARANCE FOR: Thomas Moore

MINUTES OF MEETING:
July 19, 2013

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3001 W. Armitage

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of an artist live/work space unit on the ground floor of an existing three-story building.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

AUG 21 2013
CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
JUDY MARTINEZ-FAYE
SAM TOIA
SHEILA O'GRADY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

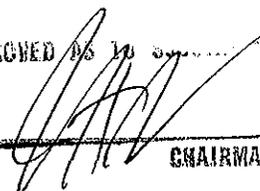
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 19, 2013 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on July 4, 2013; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish an artist live/work space; 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 Department of Housing and Economic Development recommends approval of the artist live/ work space, provided the development is constructed consistent with the floor plan dated July 19, 2013.

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

APPROVED AS TO FORM

CHAIRMAN

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

APPLICANT: Petar Vukovic c/o Victoria Vukovic-Bradley

CAL NO.: 240-13-S

APPEARANCE FOR:

MINUTES OF MEETING:
July 19, 2013

APPEARANCE AGAINST:

PREMISES AFFECTED: 527 N. Racine, Unit 1

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of an artist live/work space unit on the ground floor of an existing four-story building.

ACTION OF BOARD-
CASE CONTINUED TO SEPTEMBER 20, 2013

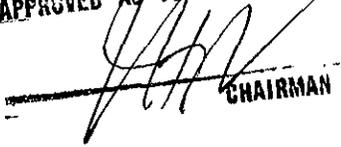
THE VOTE

AUG 21 2013

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
JUDY MARTINEZ-FAYE
SAM TOIA
SHEILA O'GRADY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: GLPE, LLC **CAL NO.:** 241-13-S

APPEARANCE FOR: Thomas Moore **MINUTES OF MEETING:**
July 19, 2013

APPEARANCE AGAINST: None

PREMISES AFFECTED: 951-55 W. Huron Street

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of 12 required ground level parking spaces in a proposed four-story 12 dwelling-unit building.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

MAY 08 2014
CITY OF CHICAGO

JONATHAN SWAIN
JUDY MARTINEZ-FAYE
SAM TOIA
SHEILA O'GRADY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

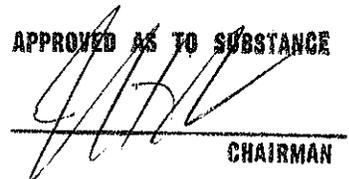
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 19, 2013 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on July 4, 2013 ; and

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 12 required ground level parking spaces in a proposed four-story 12 dwelling-unit building ; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject; 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 Department of Housing and Economic Development recommends approval of the ground level parking spaces, provided the development is constructed consistent with the site plan and building elevations dated July 19, 2013 by Space Architects + Planners.

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

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: GLPE, LLC **CAL NO.:** 242-13-Z
APPEARANCE FOR: Thomas Moore **MINUTES OF MEETING:**
July 19, 2013
APPEARANCE AGAINST: None
PREMISES AFFECTED: 951-55 W. Huron Street

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the required rear yard setback from 30' to 2' for a proposed four-story 12 dwelling-unit building.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

MAY 08 2014

CITY OF CHICAGO

JONATHAN SWAIN
 JUDY MARTINEZ-FAYE
 SAM TOIA
 SHEILA O'GRADY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

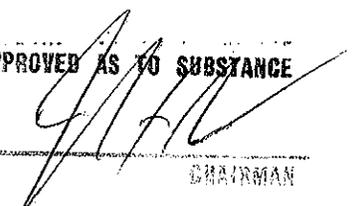
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 19, 2013 after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on July 4, 2013 and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; a special use was granted to this property in Cal. No. 241-13-S, to permit the establishment of 12 ground level parking spaces; the applicant shall also be permitted to reduce the required rear yard setback from 30' to 2' for a proposed four-story 12 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: Clutch Clips, Inc. DBA Sports Clips

CAL NO.: 243-13-S

APPEARANCE FOR: Thomas Moore

MINUTES OF MEETING:
July 19, 2013

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3235 N. Ashland Avenue

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a beauty salon.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

AUG 21 2013

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
JUDY MARTINEZ-FAYE
SAM TOIA
SHEILA O'GRADY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

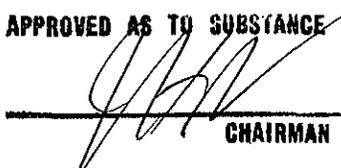
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 19, 2013 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on July 4, 2013; 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 this location; 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 Department of Housing and Economic Development recommends approval of the beauty salon.

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: Rosaline Laleye DBA Rose African HB **CAL NO.:** 244-13-S
APPEARANCE FOR: Same **MINUTES OF MEETING:**
 August 16, 2013
APPEARANCE AGAINST: None
PREMISES AFFECTED: 1505 W. 79th Street

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a hair braiding salon.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

SEP 24 2013
 CITY OF CHICAGO
 ZONING BOARD OF APPEALS

JONATHAN SWAIN
 JUDY MARTINEZ-FAYE
 SAM TOIA
 SHEILA O'GRADY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

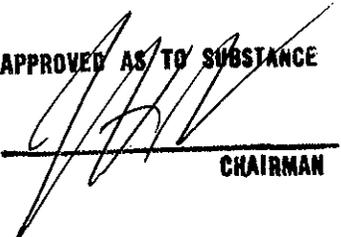
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 16, 2013 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on July 5, 2013; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a hair braiding salon at this location; 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 Department of Housing and Economic Development recommends approval of the proposed hair braiding salon.

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: First Lady Beauty Salon PC c/o Suzan Gurgis

CAL NO.: 245-13-S

APPEARANCE FOR: Same

MINUTES OF MEETING:
July 19, 2013

APPEARANCE AGAINST: None

PREMISES AFFECTED: 6405 N. California Avenue

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a beauty salon.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

AUG 21 2013

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
JUDY MARTINEZ-FAYE
SAM TOIA
SHEILA O'GRADY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

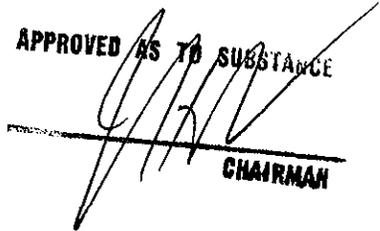
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 19, 2013 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on July 4, 2013; 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 this location; the applicant testified that she currently operates a salon across the street from the subject site and would like to relocate to this location; expert testimony was offered that the use would not have a negative impact on the 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 this location; 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 Department of Housing and Economic Development recommends approval of the beauty salon.

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: Ilya Kunin **CAL NO.:** 246-13-S
APPEARANCE FOR: Same **MINUTES OF MEETING:**
July 19, 2013
APPEARANCE AGAINST: None
PREMISES AFFECTED: 3046 N. Kedzie Avenue

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the expansion of an existing three-story single family residence for a proposed rear third floor addition and a front corner addition.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

AUG 21 2013

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
JUDY MARTINEZ-FAYE
SAM TOIA
SHEILA O'GRADY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

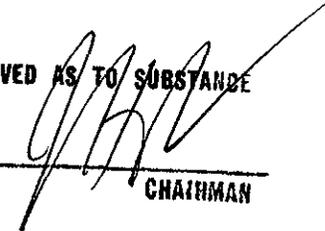
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 19, 2013 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on July 4, 2013; 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 the existing three story single family home; the applicant testified that he intends to construct a rear third floor addition as well as a front corner addition; 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 Department of Housing and Economic Development recommends approval of the expansion of the single-family residence, provided the development is constructed consistent with the site plan and building elevations dated may 3, 2013 by Grand design and 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: Intrinsic Schools **CAL NO.:** 248-13-S
APPEARANCE FOR: Graham Grady **MINUTES OF MEETING:**
July 19, 2013
APPEARANCE AGAINST: None
PREMISES AFFECTED: 17 North State Street

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of school within an existing multi-story building.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

AUG 21 2013
 CITY OF CHICAGO
 ZONING BOARD OF APPEALS

JONATHAN SWAIN
 JUDY MARTINEZ-FAYE
 SAM TOIA
 SHEILA O'GRADY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

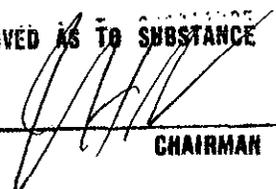
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 19, 2013 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on July 4, 2013; 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 school which shall be located within an existing building; expert testimony was offered that the proposed 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 Department of Housing and Economic Development recommends approval of the school provided the development is constructed consistent with the floor plan dated July 19, 2013 by Wheeler Kearns Architects.

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

APPROVED AS TO SUBSTANCE

 CHAIRMAN

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

APPLICANT: Cary's Lounge, Incorporated **CAL NO.:** 249-13-S
APPEARANCE FOR: David Daudell **MINUTES OF MEETING:**
July 19, 2013
APPEARANCE AGAINST: None
PREMISES AFFECTED: 2251 W. Devon Avenue

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of an outdoor patio for an existing tavern.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

AUG 21 2013
 CITY OF CHICAGO
 ZONING BOARD OF APPEALS

JONATHAN SWAIN
 JUDY MARTINEZ-FAYE
 SAM TOIA
 SHEILA O'GRADY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

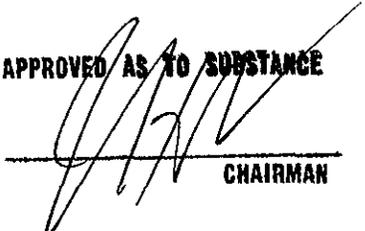
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 19, 2013 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on July 4, 2013; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish an outdoor patio to serve an existing tavern; 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 Department of Housing and Economic Development recommends approval of the outdoor patio, provided the development is constructed consistent with the site and floor plan dated July 19, 2013 by George Madaras.

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

APPROVED AS TO SUBSTANCE

 CHAIRMAN

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

APPLICANT: The Crimson Lion, Ltd. DBA Red Lion Pub **CAL NO.:** 250-13-S
APPEARANCE FOR: Gary Wigoda **MINUTES OF MEETING:**
July 19, 2013
APPEARANCE AGAINST: None
PREMISES AFFECTED: 2446 N. Lincoln Avenue

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of a proposed tavern within a proposed one-story building.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

AUG 21 2013

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
JUDY MARTINEZ-FAYE
SAM TOIA
SHEILA O'GRADY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
RECUSED		
X		

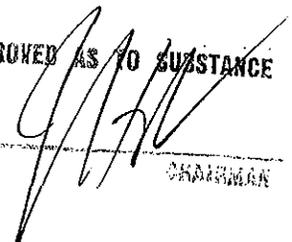
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 19, 2013 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on July 4, 2013; 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 tavern which shall be located within a new one-story building; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Housing and Economic Development recommends approval of the tavern, provided the development is constructed consistent with the site plan and building elevations dated July 19, 2013 by 7 Mayers Jeffers Gillespie Architects.

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

APPROVED AS TO SUBSTANCE

 CHAIRMAN

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

APPLICANT: Eva Pan Revocable Trust of 2008

CAL NO.: 251-13-Z

APPEARANCE FOR:

MINUTES OF MEETING:
July 19, 2013

APPEARANCE AGAINST:

PREMISES AFFECTED: 1420 N. Hoyne Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the required rear yard setback from 42' to zero for a proposed three-story single-family residence and the renovation of a rear two-story structure as a two-car garage.

ACTION OF BOARD-
WITHDRAWN ON MOTION OF THE APPLICANT

THE VOTE

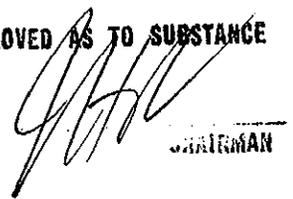
AUG 21 2013

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
JUDY MARTINEZ-FAYE
SAM TOIA
SHEILA O'GRADY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE



CHAIRMAN

**ZONING BOARD OF APPEALS
CITY OF CHICAGO**

City Hall Room 905
121 North LaSalle Street
Chicago, Illinois 60602
TEL: (312) 744-5777



NOV 05 2013

CITY OF CHICAGO
ZONING BOARD OF APPEALS

441 Briar Owner, LLC

APPLICANT

252-13-Z

CALENDAR NUMBER

441 W. Briar Place

PREMISES AFFECTED

July 19, 2013

MINUTES OF MEETING

Mark Kupiec

APPEARANCE FOR APPLICANT

No Objectors

NATURE OF REQUEST

Application for a variation to reduce the required front yard setback from 20' to 11' 10" for a proposed roof top access stairwell to an open roof deck to an existing four-story four dwelling unit building.

ACTION OF BOARD

THE VOTE

The application for a variation is denied.

Jonathan Swain, Chair
Judy Martinez-Faye
Sheila O'Grady
Sam Toia

AFFIRMATIVE	NEGATIVE	ABSENT
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

THE RESOLUTION OF THE BOARD

WHEREAS, public hearings were held on this application by the Zoning Board of Appeals at its regular meeting held on July 19, 2013, after due notice thereof as provided under MCC Section 17-13-0107-B and by publication in the *Chicago Sun-Times*; and

WHEREAS, Mr. Mark Kupiec, counsel for the Applicant, summarized the facts of the history of the affected property and explained the underlying basis for the relief sought; that the subject property is currently improved with a rooftop deck with one means of ingress and egress; that the City Code requires a rooftop deck to have two means of ingress and egress; that because of the way the building is constructed, a second means of ingress and egress cannot be built to comply with the required 20' setback; that therefore a variation is required; and

WHEREAS, Ms. Carol Partridge testified on behalf of the application; that she is the Manager of the Applicant; that the Applicant purchased the property out of foreclosure;

APPROVED AS TO SUBSTANCE


CHAIRMAN

that when the Applicant purchased the subject property, the subject property was improved by a building shell; that the Applicant subsequently completed the building; that the subject property had been advertised for sale as a four-story, four dwelling unit building with a rooftop deck; that she relied upon this advertisement when she paid the purchase price; that the subject property had been offered for sale with its plans and permits; that the Applicant completed the building according to the plans which included the rooftop deck; that subsequently, the City served notice of a building violation upon the Applicant; that the Applicant then hired an architect to revise the plans and the permit; that the Applicant learned that two means of ingress and egress was required by City Code for the rooftop deck; that this is why the Applicant is before the Board seeking the variation; that the additional open space provided by the rooftop deck is necessary for the occupants of the building; that the rooftop deck, if granted, would be accessible to all occupants of the building; that the Applicant hopes to make the building into a condominium building and sell units; that a rooftop deck would make these condominium units more valuable; that other condominium buildings in the neighborhood have rooftop decks; that the Applicant would like its building to be competitive with these other condominium buildings; that a roof top deck is therefore necessary for the Applicant to realize a reasonable return on its investment; and

WHEREAS, Mr. John Hanna testified in support of the application; his credentials as an expert in architecture were acknowledged by the Board; that his office drew the plans that are the subject matter of this case; that because of the placement of the building's elevator shaft, there is no possible way to add a second means of ingress and egress to the rooftop deck without encroaching on the front yard setback; that if Mr. Hanna were building this deck from scratch today, he could build the rooftop deck with both means of ingress and egress set back 20' as required by the Zoning Ordinance; that he cannot do so with the rooftop deck as currently built; and

WHEREAS, in response to questions by the Board, Mr. Kupiec was given leave to recall Ms. Partridge; Ms. Partridge further testified that without the rooftop deck, the Applicant would lose at least \$200,000 off the purchase price of each condominium unit; that the Applicant bought the building in good faith; that when the Applicant purchased the building, the plans showed for "something" on the roof; and

WHEREAS, Mr. Hanna explained the original plans showed the building is designed to have a 50% green roof; that a green roof requires only one means of ingress and egress per City Code; and

WHEREAS, in response to further questions by the Board as to the exact sequencing of events, Ms. Partridge testified: (1) the Applicant bought the building; (2) the Applicant finished the building over the next nine months going off the plans; (3) as the plans included a green roof, the Applicant added a small rooftop deck; and (4) the Applicant did not check the building's plans or the permits before adding this deck because the Applicant believed the rooftop deck was included in the original purchase; and

WHEREAS, Mr. Hanna explained that building plans are not usually available under a foreclosure; that banks are usually unwilling to give out plans; and

WHEREAS, in response to questions by the Board, Ms. Partridge further testified she and her husband were "confused" as to what was allowed on the roof of the building due to the plans calling for a green roof; and

WHEREAS, in response to questions by the Board, Mr. Hanna testified that if the variation was not granted, he expected the City to make the Applicant remove the rooftop deck; that the occupants of the building would lose valuable additional open space, and that the Applicant would lose additional resale value; that the Applicant would have difficulty in making a reasonable rate of return on the property; and

WHEREAS, in response to questions by the Board, Ms. Partridge further testified that she and her husband saw the building, felt it was a good opportunity, and bought the building to fix it up; that although she does not construct buildings professionally, her husband does; that her husband currently has three homes under construction in Naperville; that she cannot answer why she thought she did not need a permit to build a rooftop deck as her husband handled the building of the rooftop deck;

WHEREAS, Mr. Hanna testified that, in his professional opinion, the proposed variation would not alter the essential character of the neighborhood; and

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

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

1. The Board finds that pursuant to 17-13-1107-A the Applicant has not proved its case by testimony and other evidence that a practical difficulty and particular hardship would be created should the front yard setback be strictly complied with as any hardship suffered by the Applicant is self-created, and, further, the requested variation is not consistent with the stated purpose and intent of the Zoning Ordinance.

2. The Board finds that that the applicant did not establish by testimony or other evidence any of the criteria required pursuant to 17-13-1107-B. This is due to the fact that the Applicant's testimony has been inconsistent and self-contradictory casting doubt on the veracity of its representations. In particular, Ms. Partridge's egregious testimony that "at least \$200,000" would be lost from the purchase price of each condominium unit

gives her zero credibility as a witness in regards to the evidence and testimony required for 17-13-1107-B.

3. The Board, in making its determination pursuant to 17-13-1107-C that a practical difficulty or particular hardship does not exist, took into account that evidence was presented that the Applicant itself created the hardship. The Applicant purchased a building that had plans for a green roof. However, despite the plans only calling for a green roof, the Applicant proceeded to build a rooftop deck upon the building without a building permit. The Applicant had no satisfactory explanation for why it did so. Ms. Partridge's testimony that she and her husband were "confused" about what was allowed on the roof of the building due to the plans calling for a green roof cannot be reconciled with her later testimony that her husband is a construction professional.

RESOLVED, the application for a variation to reduce the required front yard setback from 20' to 11' 10" for a proposed roof top access stairwell to an open roof deck to an existing four-story, four dwelling unit building is hereby denied.

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

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

APPLICANT: Anja Jamrozik **CAL NO.:** 253-13-Z
APPEARANCE FOR: John Pikarski **MINUTES OF MEETING:**
July 19, 2013
APPEARANCE AGAINST: None
PREMISES AFFECTED: 828 N. Fairfield Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the required rear yard setback from 37.9' to zero, for a proposed rear addition to connect two existing single-family residences for a conversion to one two dwelling-unit building with a roof deck and a two-car garage.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

AUG 21 2013

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

JONATHAN SWAIN
 JUDY MARTINEZ-FAYE
 SAM TOIA
 SHEILA O'GRADY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 19, 2013, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on July 4, 2013 and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the required rear yard setback to zero, for a proposed rear addition to connect two existing single-family residences for a conversion to one two dwelling-unit building with a roof deck and a 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 *[Signature]*

 CHAIRMAN

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

APPLICANT: John Medio **CAL NO.:** 254-13-Z
APPEARANCE FOR: John Pikarski **MINUTES OF MEETING:**
July 19, 2013
APPEARANCE AGAINST: None
PREMISES AFFECTED: 1226 W. Altgeld Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to increase the existing floor area of 3,914.69 square feet by no more than 15% to 4,501.89 square feet, reduce the required west side yard setback from 2.4' to zero (east side yard at 2.61'), reduce the total side yard combination from 6' to 2.61', reduce the rear yard setback from 28' to 22.5' and reduce the rear yard open space to zero for three proposed rear two-story additions, a side addition and an addition with an attached garage to an existing two-dwelling unit building for conversion to a single family residence.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

AUG 21 2013

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

JONATHAN SWAIN
 JUDY MARTINEZ-FAYE
 SAM TOIA
 SHEILA O'GRADY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

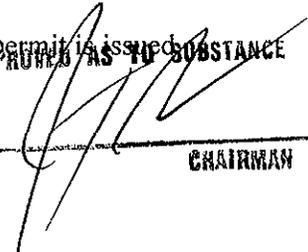
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 19, 2013, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on July 4, 2013 and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to increase the existing floor area of 3,914.69 square feet by no more than 15% to 4,501.89 square feet, the Board will permit the total amount of floor area to be increased by only 587 square feet; the applicant shall also be permitted to reduce the required west side yard setback to zero (east side yard at 2.61'), reduce the total side yard combination from 2.61', reduce the rear yard setback to 22.5' and reduce the rear yard open space to zero for three proposed rear two-story additions, a side addition and an addition with an attached garage to an existing two-dwelling unit building for conversion 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: Arturo & Kimberly Angel **CAL NO.:** 255-13-Z
APPEARANCE FOR: Same **MINUTES OF MEETING:**
July 19, 2013
APPEARANCE AGAINST: None
PREMISES AFFECTED: 3321 N. Leavitt Street

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the required total side yard combination from 5' (with neither less than 2') to 1-3/8" on north side yard and 2'11" on south side yard for a proposed rear two-story addition to an existing two dwelling-unit building to be converted to a single-family residence.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

AUG 21 2013

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

JONATHAN SWAIN
 JUDY MARTINEZ-FAYE
 SAM TOIA
 SHEILA O'GRADY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X

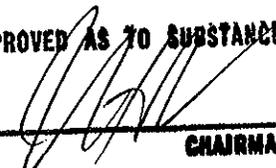
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 19, 2013, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on July 4, 2013 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 total side yard combination from 5' (with neither less than 2') to 1-3/8" on north side yard and 2'11" on south side yard for a proposed rear two-story addition to an existing two dwelling-unit building to be converted 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: Net 3 Real Estate, LLC **CAL NO.:** 256-13-Z
APPEARANCE FOR: Sara Barnes **MINUTES OF MEETING:**
July 19, 2013
APPEARANCE AGAINST: None
PREMISES AFFECTED: 1806-10 W. Hubbard Street

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to exceed the 9,000 square feet allowed maximum floor area by not more than 10% to 9,900 square feet for a proposed medical office.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

AUG 20 2013

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

JONATHAN SWAIN
 JUDY MARTINEZ-FAYE
 SAM TOIA
 SHEILA O'GRADY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X

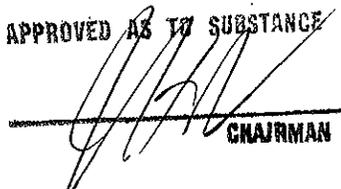
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 19, 2013, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on July 4, 2013 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 medical office which shall exceed the permitted maximum floor area by not more than 10% for a total of 9,900 square feet; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE


 CHAIRMAN

ZONING BOARD OF APPEALS
CITY OF CHICAGO

City Hall Room 905
121 North LaSalle Street
Chicago, Illinois 60602
TEL: (312) 744-5777



SEP 04 2013

CITY OF CHICAGO
ZONING BOARD OF APPEALS

John Morgan

APPLICANT

257-13-Z

CALENDAR NUMBER

1843 N. Mohawk

PREMISES AFFECTED

July 19, 2013

MINUTES OF MEETING

John Pikarski

APPEARANCE FOR APPLICANT

John Crowley, Marylou Kovak

OBJECTORS

NATURE OF REQUEST

Application for a variation to reduce the required north side yard setbacks from 2' to 1' and reduce the total side yard combination from 4.8' to 3' for a proposed three-story single-family residence with a detached rear garage.

ACTION OF BOARD

THE VOTE

The application for a variation is approved.

Jonathan Swain, Chair
Judy Martinez-Faye
Sheila O'Grady
Sam Toia

AFFIRMATIVE	NEGATIVE	ABSENT
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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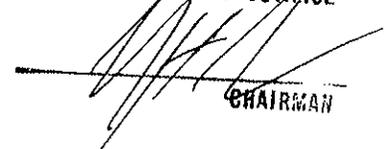
THE RESOLUTION OF THE BOARD

WHEREAS, public hearings were held on this application by the Zoning Board of Appeals at its regular meeting held on July 19, 2013, after due notice thereof as provided under MCC Section 17-13-0107-B and by publication in the *Chicago Sun-Times*; and

WHEREAS, Mr. John Pikarski, counsel for the Applicant, submitted the following documents as exhibits and they were introduced into the record: (a) Letter of Non-Objection from Alderman Smith; and (b) Agreement between the Applicant and the Alderman regarding the Applicant's proposed building plans for the subject property; and

WHEREAS, Mr. John Morgan testified in support of the application; that he is owner of Sevan Properties, a developer of luxury single family homes in Lincoln Park and Lakeview; that in 12 years, his business has built 40 homes; that he holds a Master's Degree in Finance from the Wharton School of Business at the University of Pennsylvania; that his master's thesis was in valuations; that the area around the subject

APPROVED AS TO SUBSTANCE


CHAIRMAN

property is zoned R5 which is one of the highest density areas of Lincoln Park; that the Applicant intends to tear down the existing three-story single-family house and coach house on the subject property and build a new three-story single-family house; that consequently, the Applicant will be decreasing the density of the neighborhood; that the Applicant is seeking only to obtain a variation for the subject property's north side yard setback; that the average north side yard setbacks for all single-family homes on the block is .88'; that the Applicant intends to spend an \$3.876 million on the subject property; that this amount includes the purchase of the land, construction, sales commission, and interest; that the Applicant believes he can sell the property for \$4.1 million; that this would give the Applicant a 6% return on his investment; that this percentage of return is typical of the industry; that if the variation were not granted, the Applicant would have to build a smaller, narrower home; that based upon market conditions, a smaller, narrower home is less desirable, and, in consequence, the Applicant would have to reduce the sales price of the house by around \$500,000; that if the variation is not granted, the Applicant could not make a reasonable rate of return on the property; that the proposed variation will not be detrimental to the public welfare because the Applicant will be decreasing the density of the subject property while increasing the property value of the subject property and the surrounding property; that the proposed variation will not impair light and air to the neighboring properties because the new home will be further away from the house to the north than what exists now; that the proposed variation will not increase street congestion, increase fire danger, impair public safety or impair property values; and

WHEREAS, Mr. Kevin Klinjar testified in support of the application; his credentials as an expert in architecture were acknowledged by the Board; that the north side yard setback for the existing house on the subject property is 11 3/8" off the north property line; that in his professional opinion, that the proposed use will not impair an adequate supply of light and air; that the proposed use will not increase street congestion as the proposed variation will decrease the density of the subject property from two units to one and increase the parking from one spot to two spots; and

WHEREAS, Ms. Marylou Kovak testified in opposition to the application; that she is the owner of the property at 1839 N. Mohawk; that her home is going to be negatively impacted with regard to light and air flow and fire if the Applicant's variation is granted; that it will be very difficult for her to tuck-point her home, clean her gutters and windows, and make roof repairs; that she is concerned about the drainage between her property and the subject property; that she is also concerned about the structural integrity of her home with the impending demolition and excavation of the subject property; and

WHEREAS, Mr. John Crowley testified in opposition to the application; that he is the owner of the property at 1845 N. Mohawk; that he built his dream house on this piece of property 3 years ago; that because he has offered to buy the subject property from the Applicant, the Applicant's arguments that he cannot make money off the property if the variation is not granted is negated; that the Applicant can make money building a narrower house because the Applicant does not need to build so expensive a house; that this particular neighborhood is very desirable and any house the Applicant builds will sell

quickly; that the Applicant was aware of the zoning when he bought the property; that the Applicant created his own hardship on the subject property because he overpaid for the subject property; that the side setbacks of Mr. Crowley's own home are at least 2.5'; that there are no side yard setbacks on the block that are .8'; that he built his home at 1845 N. Mohawk to take advantage of the light and air; that the Applicant is proposing to build a three-story house that will impair this light and air; that his property borders the subject property's north side yard setback; that the Applicant has a mere inconvenience not a hardship; that the Applicant's request for a variation is solely out of a desire to make more money out of the property which is against the Zoning Code; and

WHEREAS, in response to questions by the Board, Ms. Kovak testified that her property bordered the subject property's south side yard setback; that the existing house on the subject property is set 2.4' off the south side yard setback; that the Applicant proposes to set the new house 2' off the south side yard setback; that she is before the Board to request the maximum south yard setback for the subject property; and

WHEREAS, the Chair explained that as the Applicant was not requesting any reduction of the south side yard setback, the south side yard setback was not before the Board; and

WHEREAS, in response to the Chair's explanation, Ms. Kovak testified that she understood; and

WHEREAS, Mr. Joseph Farruggia testified in opposition to the application; that he is a licensed architect and structural engineer and has been so for the past 30 years; that he has been retained by Mr. Crowley and Ms. Kovak; that Mr. Crowley's own home shows that a narrow home can successfully be built on the subject property; that he had written two opinions, one for each property; that these opinions were submitted to the Board and the Applicant's counsel; and

WHEREAS, in response to questions raised by the Objectors' testimony, Mr. Klinjar testified that every single lot on the block is 24' x 119'; that therefore, any home built on the block has an issue with being built on a substandard lot; and

WHEREAS, in response to questions raised by the Board, Mr. Morgan further testified that before he bought the subject property, he observed the block and determined the essential character of the neighborhood; that given the fact that the average house on the block is greater than 21' in width, he assumed it would be reasonable to obtain a variation to build a house with a 21' width; that there is no market for a home less than 21' in width; that the development in the neighborhood for luxury single family homes dictates the Applicant's decisions about the subject property; that every other single family new construction home in the neighborhood has gotten an administrative adjustment or a variation to build 21' or wider on 24' wide lots; and

WHEREAS, Mr. Pikarski offered into evidence Mr. Crowley's administrative adjustment to reduce his front and rear yard setbacks when he built his home; and

WHEREAS, in response to questions raised by the Board, Mr. Morgan testified that there will be 3.7' between Mr. Crowley's home and the Applicant's proposed house; that the current house on the subject property is actually 1" closer to Mr. Crowley's home than the Applicant's proposed house; that he therefore does not believe Mr. Crowley's claims that the proposed home will impair Mr. Crowley's light and air; that the height of the Applicant's proposed house will be as tall as Mr. Crowley's current home; and

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

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

1. The Board finds that pursuant to 17-13-1107-A the Applicant has proved his case by testimony and other evidence that a practical difficulty and particular hardship exists regarding the proposed use the subject property should the requirements of the Zoning Ordinance be strictly complied with, and, further, the requested variation regarding the north side yard setback is consistent with the stated purpose and intent of the Zoning Ordinance;
2. The Board finds that pursuant to 17-13-1107-B that the Applicant has proved by testimony and other evidence that: (1) the property in question cannot yield a reasonable rate of return if permitted to be used only in accordance with the standards of the Zoning Ordinance as the market in this neighborhood dictates homes at least 21' wide; (2) the practical difficulty or particular hardship of the property is due to the unique circumstance of this particular block of Mohawk having substandard 24' x 119' lots which has resulted in all new single-family construction obtaining either an administrative adjustment or variation to counter this substandard lot size; and (3) the north side yard setback reduction from 2' to 1' will not alter the essential character of the neighborhood because the average north side yard setback for single family homes on the block is .88';
3. The Board, in making its determination pursuant to 17-13-1107-C that a practical difficulty or particular hardship exists, took into account that evidence was presented that: (1) the fact that the property is a substandard lot in a neighborhood where every other new single-family house has obtained an administrative adjustment or variation to counter the neighborhood's substandard lot sizes results in particular hardship upon the Applicant if the strict letter of the regulations for the subject property's north side yard setback were carried out; (2) the substandard lot sizes combined with the administrative adjustments and variations on this block of Mohawk are not generally applicable to other

property within the R5 zoning district; (3) as the Applicant hopes to make the industry standard of 6% return on his investment, the purpose of the variation is not exclusively based upon a desire to make more money out of the property; (4) the Applicant did not create the situation of the substandard lots nor the administrative adjustments and variations of this particular block of North Mohawk; (5) the variation being granted will not be detrimental to the public welfare or injurious to other property and will, instead, raise property values in the neighborhood; and (6) the variation will not impair an adequate supply of light or air to the neighboring properties, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood as the proposed new single-family home will be further setback from the north yard property line than the single-family home currently on the subject property.

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

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

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

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

APPLICANT: 1505 Milwaukee LLC

CAL NO.: 258-13-Z

APPEARANCE FOR: Bernard Citron

MINUTES OF MEETING:
July 19, 2013

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1505 N. Milwaukee Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a proposed three dwelling-unit mixed-use building on a 2,950 square feet lot with insufficient lot area (requires 1,000 square feet per dwelling unit).

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

AUG 21 2013

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

JONATHAN SWAIN
JUDY MARTINEZ-FAYE
SAM TOIA
SHEILA O'GRADY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X

THE RESOLUTION:

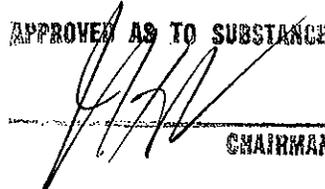
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 19, 2013, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on July 4, 2013 and

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 three dwelling- unit-mixed use building which will not have the required lot area of 1,000 square feet per unit. The lot shall have a total lot area of 2, 950 square feet; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Milan Parekh **CAL NO.:** 259-13-Z
APPEARANCE FOR: Priti Parekh **MINUTES OF MEETING:**
July 19, 2013
APPEARANCE AGAINST: None
PREMISES AFFECTED: 2418 W. Thomas Street

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a proposed three dwelling-unit building on a 2,880 sq. ft. lot with insufficient lot area (required 1000 square feet per dwelling unit).

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

AUG 21 2013

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

JONATHAN SWAIN
JUDY MARTINEZ-FAYE
SAM TOIA
SHEILA O'GRADY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

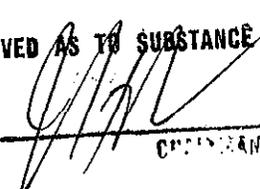
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 19, 2013, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on July 4, 2013 and

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 three dwelling- unit-building which will not have the required lot area of 1,000 square feet per unit. The building shall have a total lot area of 2,880 square feet; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE



JONATHAN SWAIN

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

APPLICANT:

Gerhard & Emanuele Plaschka

CAL NO.: 260-13-Z

APPEARANCE FOR:

MINUTES OF MEETING:

July 19, 2013

APPEARANCE AGAINST:

PREMISES AFFECTED:

2239 N. Dayton Street

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the required rear yard setback from 36.97' to 24.11' for a proposed rear one-story glass enclosure addition over a below grade connection from an existing garage to the existing three-story two dwelling-unit building.

ACTION OF BOARD-

WITHDRAWN ON MOTION OF THE APPLICANT

THE VOTE

AUG 21 2013

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

JONATHAN SWAIN
JUDY MARTINEZ-FAYE
SAM TOIA
SHEILA O'GRADY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Loyola Properties Limited LLC **CAL NO.:** 261-13-Z
APPEARANCE FOR: Martin Murphy **MINUTES OF MEETING:** July 19, 2013
APPEARANCE AGAINST: None
PREMISES AFFECTED: 1817-21 W. Wellington Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce both the required west and east side yard setbacks from 2' to zero and reduce the total side yard combination from 5.15' to zero for the subdivision of one zoning lot into two zoning lots for the sale of lot located at 1821 W. Wellington Ave. with the existing single-family residence to remain at 1817 W. Wellington

**ACTION OF BOARD-
 VARIATION GRANTED**

THE VOTE

AUG 21 2013

**CITY OF CHICAGO
 ZONING BOARD OF APPEALS**

JONATHAN SWAIN
 JUDY MARTINEZ-FAYE
 SAM TOIA
 SHEILA O'GRADY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X

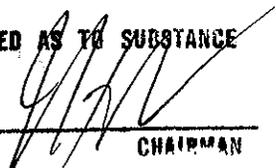
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 19, 2013, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on July 4, 2013 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 both the required west and east side yard setbacks to zero and reduce the total side yard combination to zero for the subdivision of one zoning lot into two zoning lots for the sale of the lot located at 1821 W. Wellington Avenue with the existing single-family residence to remain at 1817 W. Wellington Avenue; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE


 CHAIRMAN

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

APPLICANT: La Casa Norte **CAL NO.:** 262-13-S
APPEARANCE FOR: Danielle Cassel **MINUTES OF MEETING:**
July 19, 2013
APPEARANCE AGAINST: None
PREMISES AFFECTED: 1940 N. California Avenue

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of 10-bed temporary overnight shelter within an existing two-story building.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

AUG 21 2013
CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
 JUDY MARTINEZ-FAYE
 SAM TOIA
 SHEILA O'GRADY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X

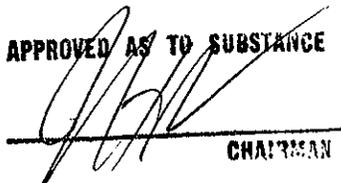
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 19, 2013 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on July 4, 2013; 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 10- bed temporary overnight shelter which shall be located within an existing two-story building; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use would be operated in a manner that would be consistent to meet 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 Department of Housing and Economic Development recommends approval of the temporary overnight shelter, provided the development is constructed consistent with the site and floor plan dated July 19, 2013.

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: LaCasa Norte

CAL NO.: 263-13-S

APPEARANCE FOR: Danielle Cassel

MINUTES OF MEETING:
July 19, 2013

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1736 W. 47th Street

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of 30-bed temporary overnight shelter with an existing two-story building.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

AUG 21 2013

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
JUDY MARTINEZ-FAYE
SAM TOIA
SHEILA O'GRADY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X

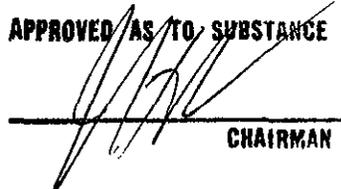
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 19, 2013 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on July 4, 2013; 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 30- bed temporary overnight shelter which shall be located within an existing two-story building; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use would be operated in a manner that would be consistent to meet 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 Department of Housing and Economic Development recommends approval of the temporary overnight shelter, provided the development is constructed consistent with the site and floor plan dated July 19, 2013.

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Chicago Industrial Catalytic LTD.

CAL NO.: 264-13-S

APPEARANCE FOR:

MINUTES OF MEETING:
July 19, 2013

APPEARANCE AGAINST:

PREMISES AFFECTED: 4427 W. 45th Street

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of Class IVA recycling facility.

ACTION OF BOARD-
CASE CONTINUED TO SEPTEMBER 20, 2013

THE VOTE

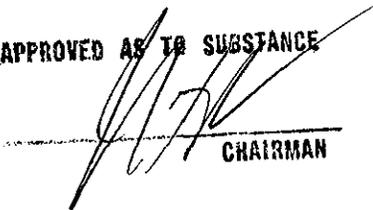
AUG 21 2013

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
JUDY MARTINEZ-FAYE
SAM TOIA
SHEILA O'GRADY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: 2834-40 W. Chicago, Inc. **CAL NO.:** 265-13-S

APPEARANCE FOR: Nick Ftikas **MINUTES OF MEETING:**
July 19, 2013

APPEARANCE AGAINST: None

PREMISES AFFECTED: 800 N. Mozart Street

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of residential use below the second floor for a proposed two-story single-family residence with a rear detached two-car garage.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

AUG 20 2013

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
JUDY MARTINEZ-FAYE
SAM TOIA
SHEILA O'GRADY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X

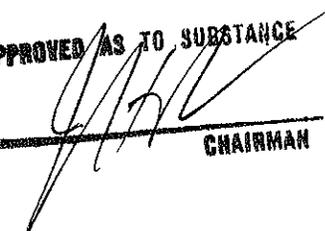
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 19, 2013 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on July 4, 2013; 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; 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: 2834-40 W. Chicago, Inc. **CAL NO.:** 266-13-S
APPEARANCE FOR: Nick Ftikas **MINUTES OF MEETING:**
 July 19, 2013
APPEARANCE AGAINST: None
PREMISES AFFECTED: 802 N. Mozart Street

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of residential use below the second floor for a proposed two-story single-family residence with a rear detached two-car garage.

ACTION OF BOARD-
 APPLICATION APPROVED

THE VOTE

AUG 20 2013

CITY OF CHICAGO
 ZONING BOARD OF APPEALS

JONATHAN SWAIN
 JUDY MARTINEZ-FAYE
 SAM TOIA
 SHEILA O'GRADY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X

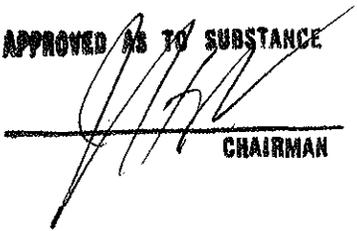
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 19, 2013 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on July 4, 2013; 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; 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: 2834-40 W. Chicago, Inc.

CAL NO.: 267-13-S

APPEARANCE FOR: Nick Ftikas

MINUTES OF MEETING:
July 19, 2013

APPEARANCE AGAINST: None

PREMISES AFFECTED: 806 N. Mozart Street

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of residential use below the second floor for a proposed two-story single-family residence with a rear detached two-car garage.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

AUG 20 2013

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
JUDY MARTINEZ-FAYE
SAM TOIA
SHEILA O'GRADY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 19, 2013 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on July 4, 2013; 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; 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: 2834-40 W. Chicago, Inc. **CAL NO.:** 268-13-S
APPEARANCE FOR: Nick Ftikas **MINUTES OF MEETING:**
 July 19, 2013
APPEARANCE AGAINST: None
PREMISES AFFECTED: 808 N. Mozart Street

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of residential use below the second floor for a proposed two-story single-family residence with a rear detached two-car garage.

**ACTION OF BOARD-
APPLICATION APPROVED**

THE VOTE

AUG 20 2013

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
 JUDY MARTINEZ-FAYE
 SAM TOIA
 SHEILA O'GRADY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X

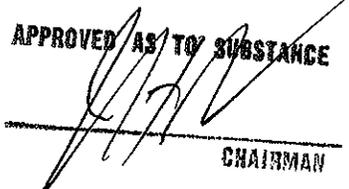
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 19, 2013 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on July 4, 2013; 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; the applicant shall be permitted to establish a residential use below the second floor; 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; 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: 2834-40 W. Chicago, Inc. **CAL NO.:** 269-13-S
APPEARANCE FOR: Nick Ftikas **MINUTES OF MEETING:**
 July 19, 2013
APPEARANCE AGAINST: None
PREMISES AFFECTED: 810 N. Mozart Street

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of residential use below the second floor for a proposed two-story single-family residence with a rear detached two-car garage.

**ACTION OF BOARD-
 APPLICATION APPROVED**

THE VOTE

AUG 20 2013
 CITY OF CHICAGO
 ZONING BOARD OF APPEALS

JONATHAN SWAIN
 JUDY MARTINEZ-FAYE
 SAM TOIA
 SHEILA O'GRADY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X

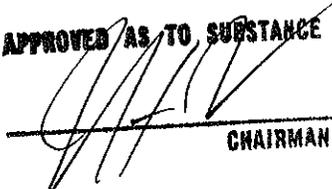
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 19, 2013 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on July 4, 2013; 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; 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: 2834-40 W. Chicago, Inc. **CAL NO.:** 270-13-S
APPEARANCE FOR: Nick Ftikas **MINUTES OF MEETING:**
July 19, 2013
APPEARANCE AGAINST: None
PREMISES AFFECTED: 812 N. Mozart Street

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of residential use below the second floor for a proposed two-story single-family residence with a rear detached two-car garage.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

AUG 20 2013

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
JUDY MARTINEZ-FAYE
SAM TOIA
SHEILA O'GRADY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X

THE RESOLUTION:

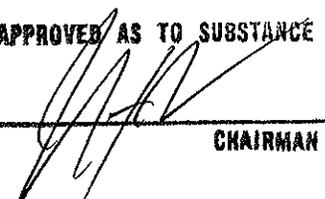
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 19, 2013 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on July 4, 2013; and

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; 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