

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

**APPLICANT:**

Douvris, LLC DBA Beef Shack

**CAL NO.:** 297-13-S

**APPEARANCE FOR:**

**MINUTES OF MEETING:**

December 20, 2013

**APPEARANCE AGAINST:**

**PREMISES AFFECTED:**

2646 N. Jones/ 2601-15 N. 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 for a proposed restaurant.

**ACTION OF BOARD-**

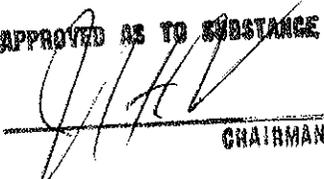
CASE CONTINUED TO JANUARY 17, 2014

**THE VOTE**

MAR 31 2014  
CITY OF CHICAGO

JONATHAN SWAIN  
SAM TOIA  
SHEILA O'GRADY  
CATHERINE BUDZINSKI

| AFFIRMATIVE | NEGATIVE | ABSENT |
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APPROVED AS TO SUBSTANCE  
  
CHAIRMAN

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

APPLICANT: Pure Metal Recycling, LLC

CAL NO.: 305-13-S

APPEARANCE FOR:

MINUTES OF MEETING:  
December 20, 2013

APPEARANCE AGAINST:

PREMISES AFFECTED: 2201-2527 S. Loomis Ave.

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

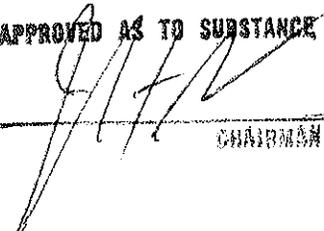
ACTION OF BOARD-  
CASE CONTINUED TO JANUARY 17, 2014

THE VOTE

MAR 31 2014  
CITY OF CHICAGO

JONATHAN SWAIN  
SAM TOIA  
SHEILA O' GRADY  
CATHERINE BUDZINSKI

| AFFIRMATIVE | NEGATIVE | ABSENT |
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APPROVED AS TO SUBSTANCE  
  
CHAIRMAN

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

**APPLICANT:** Christian Heritage Training Center **CAL NO.:** 360-13-S

**APPEARANCE FOR:** Lenny Asaro **MINUTES OF MEETING:**  
December 20, 2013

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 6741 S. Michigan Avenue

**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 accessory parking lot to serve a religious assembly located at 146-160 East Marquette Road/ 6664-70 South Indiana Avenue.

**ACTION OF BOARD-**  
APPLICATION APPROVED

**THE VOTE**

MAR 31 2014  
CITY OF CHICAGO

JONATHAN SWAIN  
CATHERINE BUDZINSKI  
SAM TOIA  
SHEILA O'GRADY

| AFFIRMATIVE | NEGATIVE | ABSENT |
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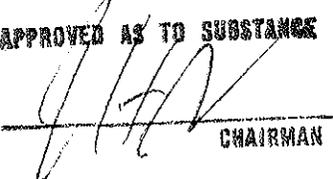
**THE RESOLUTION**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 20, 2013 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on October 31, 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 accessory parking lot to serve a religious assembly located at 146-160 East Marquette Road/ 6664-70 South Indiana Avenue; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject; 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 off-site accessory parking lot for 38 vehicles at this location to serve a religious assembly facility located at 146-160 East Marquette Road/6664-70 South Indiana Avenue.

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

APPROVED AS TO SUBSTANCE  
  
CHAIRMAN

**ZONING BOARD OF APPEALS  
CITY OF CHICAGO**

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



MAR 25 2014

CITY OF CHICAGO  
DEPARTMENT OF HOUSING AND  
ECONOMIC DEVELOPMENT

**Howe-Armitage, LLC**  
APPLICANT

**365-13-Z**  
CALENDAR NUMBER

**625 W. Armitage Ave.**  
PREMISES AFFECTED

**December 20, 2013**  
MINUTES OF MEETING

**Jim Banks & Nick Ftikas**  
APPEARANCE FOR APPLICANT

**Kari Malk & David Oehring**  
OBJECTORS

**NATURE OF REQUEST**

Application for a variation to reduce the front yard setback from 9.6' to 2.0' and reduce the rear yard setback from 22.4' to 9.84' for a proposed second floor front addition with a balcony and a two-story rear addition to an existing one-story single family residence with an existing rear detached garage.

**ACTION OF BOARD**

**THE VOTE**

The application for a variation is approved.

|                       | AFFIRMATIVE                         | NEGATIVE                 | ABSENT                              |
|-----------------------|-------------------------------------|--------------------------|-------------------------------------|
| Jonathan Swain, Chair | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
| Catherine Budzinski   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
| Sheila O'Grady        | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Sam Toia              | <input checked="" type="checkbox"/> | <input 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 December 20, 2013, after due notice thereof as provided under MCC Section 17-13-0107-B and by publication in the *Chicago Sun-Times*; and

WHEREAS, public hearings had been previously held on this application by the Zoning Board of Appeals at its regular meetings of October 18, 2013 and November 15, 2013, after due notice thereof provided under MCC Section 17-13-0107-B and by publication in the *Chicago Sun-Times*; and

WHEREAS, the public hearing of October 18, 2013 for the application had been continued due to Objectors raising the issue that that the Applicant had not strictly complied with the notice provisions of MCC 17-13-0107-A and MCC 17-13-0107-C; that

**APPROVED AS TO SUBSTANCE**

CHAIRMAN

the hearing was also continued due to confusion as to whether Mr. John Grey Novak or the Applicant owned the subject property; and

WHEREAS, the hearing on the application was continued until November 15, 2013 so that the matter could be properly noticed as required by MCC 17-13-0107-A and MCC 17-0107-C; and

WHEREAS, at the November 15, 2013 hearing, the Board was satisfied by the Applicant's notice of the application; that the Board was further satisfied that the Applicant did own the subject property; that, however, the hearing on the application was again continued due to the lack of sufficient representation by the Applicant; and

WHEREAS, the lack of sufficient representation by the Applicant was resolved to the Board's satisfaction at the public hearing of December 20, 2013; and

WHEREAS, Mr. Nick Ftikas, counsel for the Applicant, summarized the history of case; that the ownership structure of the Applicant had been changed to make Mr. John Grey Novak a manager of the Applicant; that therefore there was sufficient representation of the Applicant at this hearing; and

WHEREAS, the Board incorporated the testimony from the two prior hearings into the record; and

WHEREAS, at the October 18, 2013 hearing, Mr. John Grey Novak testified on behalf of the application; that he is the project manager for the Applicant; that the subject property is a substandard lot measuring 17' x 80'; that the subject property therefore contains less than half the lot area of a standard City lot; that the subject property is currently improved with a one-and-a-half story, 800 sq. ft. cottage; that the cottage dates back to 1891; that he currently resides in this cottage and with only 800 sq. ft., his living options are limited; that the Applicant therefore proposes to renovate the cottage to include a full second-floor as well as a two-story rear addition to the existing cottage; that the short and narrow lot dimensions create hardship in renovating the cottage; that therefore the Applicant is seeking variations to reduce the front and rear yard setbacks; that in regards to the front yard setback, the Applicant will maintain the current front wall of the cottage; that the second story addition will follow the current front wall; that the setback relief is required for a 3' 10" second-floor balcony; that the front yard setback will also allow a decorative eave from the proposed second floor of the cottage; that with respect to rear yard setback, the proposed addition is designed to follow the current side walls of the cottage; that with the proposed rear addition, the existing building will extend an additional 20' 6" into the rear; that therefore only the rear setback needs relief and the current side yard setbacks will remain; that except for the requested relief, the proposed addition complies with all other requirements of the Zoning Ordinance; that the proposed addition will enlarge the cottage to 1500 sq. ft.; that there will be 2 bedrooms and 2 bathrooms; that this will be much more livable and functional; that the current one-and-a-half car frame garage will remain on the subject property; that the existing curb cut will also remain; that the Applicant purchased the property in 2008 for \$450,000; that the

proposed addition will invest \$380,000 into the subject property; that he intends to continue residing on the subject property; that the proposed variations are sought not out of a desire to make more money out of the property but to make the subject property more livable; that the Committee on Zoning and Building for the Lincoln Central Neighborhood Association is in support of the proposed addition; and

WHEREAS, at the October 18, 2013 hearing, Mr. Bill Kokalias testified on behalf of the application; his credentials as an expert in architecture were acknowledged by the Board; that he is the architect for the proposed renovation to the cottage; that the hardship in this case is the substandard lot size; that if the setback relief were not granted, there would be no other way to put an addition on the cottage; that many of the buildings in the neighborhood are set closer to the front property line than the proposed setbacks; that therefore the proposed setbacks are compatible with the pattern of development in the immediate area; that granting the proposed variations will not be detrimental to the area or injurious to other properties in the area; that the proposed variations will not impair adequate light and air to the surrounding properties; that the proposed variations will not increase the danger of fire or endanger the public safety; that the proposed variations will not substantially increase street congestion in the surrounding area; that the proposed variations will not impair property values in the area; that the proposed variations will not alter the essential character of the neighborhood; and

WHEREAS, at the November 15, 2013 hearing, Ms. Kari Malk of 623 W. Armitage testified in opposition to the application; that she is the neighbor next east to the subject property; that she does not object to the project; that she would like the Board to include the following conditions in its approval of the variations: (1) that she receives two to four weeks' notice of the certificate of excavation; and (2) assurance that all storm drainage will be tied into the underground piping and that there will be no on-grade discharge of storm water; and

WHEREAS, at the November 15, 2013 hearing, the Board reminded Ms. Malk that her requests were governed by the Building Code and were not Zoning Ordinance issues; and

WHEREAS, Mr. David Oehring of 1960 N. Howe Street testified in opposition to the application; that Mr. Oehring reminded the Board of his prior objections to the Applicant's inadequate notice at the October 18, 2013 hearing; that Mr. Oehring now had further objections; that the Applicant had not shown that the subject property failed to yield a reasonable return under the present Zoning Ordinance; that property values on the subject property – as currently improved – had increased in value over the past 10 years; and

WHEREAS, in response to the issues raised by Mr. Oehring's testimony, Mr. Ftikas stated that the intent of the variations is not to yield a reasonable return on the property as the Applicant does not intend to sell the property; that Mr. John Grey Novak intends to continue living on the subject property and the requested variations are intended to produce a more livable condition for Mr. John Grey Novak; 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; now, therefore,

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

1. The Board finds that pursuant to 17-13-1107-A the Applicant has proved its case by testimony and other evidence that a practical difficulty and particular hardship exists regarding the proposed use of the subject property should the requirements of the Zoning Ordinance be strictly complied with, and, further, the requested variations regarding reducing the front and rear yard setbacks for the proposed second floor front addition with a balcony and a two-story rear addition to an existing one-story single family residence house 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) whether the property can yield a reasonable return is not material as the Applicant will continue to own and Mr. John Grey Novak will continue to reside at the subject property. Although Mr. Oering testified that the subject property had appreciated in value over the last few years, appreciation is not the same as reasonable rate of return as reasonable rate of return The Board further finds: (2) the practical difficulty or particular hardship of the property is due to the unique circumstance of the subject property having a lot size of only 17' x 80' which is generally not applicable to other similarly situated properties; and (3) the proposed variations will not alter the essential character of the neighborhood because the front wall of the existing building on the property will be maintained;
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 subject property's substandard lot size of 17' x 80' results in a practical hardship for the Applicant as distinguished from a mere inconvenience if the strict letter of the Zoning Ordinance were carried out because without relief, the Applicant could not renovate the existing structure on the property; (2) the Applicant's desire to renovate the existing structure on the subject property's substandard lot size of 17' x 80' is not generally applicable to other properties within the RM-4.5 classification; (3) as the Applicant will continue to own and Mr. John Grey Novak will continue to reside on the subject property, profit is not a motive for the application; (4) the Applicant did not create the substandard lot size of the subject property; (5) the variation being granted will not be detrimental to the public welfare or injurious to other property; 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.

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: Esther P. Morgan-Watts

CAL NO.: 367-13-Z

APPEARANCE FOR: Christian Chenowith

MINUTES OF MEETING:  
December 20, 2013

APPEARANCE AGAINST: None

PREMISES AFFECTED: 11735 S. Longwood Drive

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the front yard setback from the average of 30.69' to 22.56' for a proposed one-story front addition to an existing single-family residence with a detached garage.

ACTION OF BOARD-  
VARIATION GRANTED

THE VOTE

RECEIVED

MAR 14 2014

CITY OF CHICAGO  
DEPARTMENT OF HOUSING AND  
ECONOMIC DEVELOPMENT

JONATHAN SWAIN  
CATHERINE BUDZINSKI  
SAM TOIA  
SHEILA O'GRADY

| AFFIRMATIVE | NEGATIVE | ABSENT |
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| X           |          |        |
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THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 20, 2013, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on October 3, 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 front yard setback from the average of 30.69' to 22.56' for a proposed one-story front addition to an existing 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

*[Signature]*  
CHAIRMAN

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

APPLICANT:

Kevin Luu

CAL NO.: 373-13-S

APPEARANCE FOR:

MINUTES OF MEETING:

December 20, 2013

APPEARANCE AGAINST:

PREMISES AFFECTED:

2347 W. 95th Street

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

ACTION OF BOARD-

WITHDRAWN ON MOTION OF THE APPLICANT

THE VOTE

MAR 31 2014

CITY OF CHICAGO

JONATHAN SWAIN

SAM TOIA

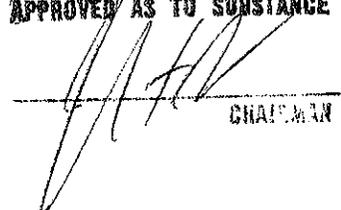
SHEILA O'GRADY

CATHERINE BUDZINSKI

AFFIRMATIVE      NEGATIVE      ABSENT

| AFFIRMATIVE | NEGATIVE | ABSENT |
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APPROVED AS TO SUBSTANCE

  
CHAIRMAN

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

APPLICANT: McDonald's Corporation

CAL NO.: 377-13-S

APPEARANCE FOR:

MINUTES OF MEETING:  
December 20, 2013

APPEARANCE AGAINST:

PREMISES AFFECTED: 1454 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 a new drive-through lane and relocate an existing drive-through window for an existing restaurant.

ACTION OF BOARD-  
CASE CONTINUED TO JANUARY 17, 2014

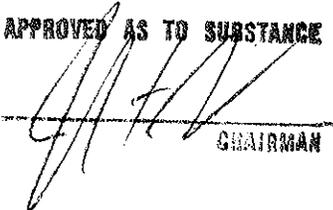
THE VOTE

MAR 31 2014  
CITY OF CHICAGO

JONATHAN SWAIN  
CATHERINE BUDZINSKI  
SAM TOIA  
SHEILA O'GRADY

| AFFIRMATIVE | NEGATIVE | ABSENT |
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APPROVED AS TO SUBSTANCE

  
CHAIRMAN

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

APPLICANT: McDonald's Corporation

CAL NO.: 378-13-Z

APPEARANCE FOR:

MINUTES OF MEETING:  
December 20, 2013

APPEARANCE AGAINST:

PREMISES AFFECTED: 1454 W. 47th Street

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval of the establishment of to increase the maximum gross floor area of a commercial establishment by 10% for a floor area total of 4,400 square feet for a proposed one-story addition to an existing restaurant.

**ACTION OF BOARD-**

CASE CONTINUED TO JANUARY 17, 2014  
*then continued to February 21, 2014*

**THE VOTE**

MAR 31 2014  
CITY OF CHICAGO

JONATHAN SWAIN  
CATHERINE BUDZINSKI  
SAM TOIA  
SHEILA O'GRADY

| AFFIRMATIVE | NEGATIVE | ABSENT |
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APPROVED AS TO SUBSTANCE

*[Signature]*  
CHAIRMAN

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

APPLICANT: Janice and Mohab Wagdy

CAL NO.: 379-13-Z

APPEARANCE FOR:

MINUTES OF MEETING:  
December 20, 2013

APPEARANCE AGAINST:

PREMISES AFFECTED: 4110 N. Mozart Street

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to expand a permitted residential use by an amount not to exceed 15% of the floor area in existence 50 years prior to such filing.

ACTION OF BOARD-  
WITHDRAWN ON MOTION OF THE APPLICANT

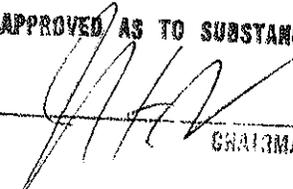
THE VOTE

MAR 31 2014  
CITY OF CHICAGO

JONATHAN SWAIN  
CATHERINE BUDZINSKI  
SAM TOIA  
SHEILA O'GRADY

| AFFIRMATIVE | NEGATIVE | ABSENT |
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APPROVED AS TO SUBSTANCE

  
CHAIRMAN

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

**APPLICANT:** Christian Heritage Training Center **CAL NO.:** 410-13-S

**APPEARANCE FOR:** Lenny Asaro **MINUTES OF MEETING:**  
December 20, 2013

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 146-160 East Marquette Road/ 6664-70 South Indiana Avenue

**NATURE OF REQUEST:** Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a religious assembly and construct a second floor addition with a mezzanine and a third floor addition.

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

**THE VOTE**

MAR 31 2014  
CITY OF CHICAGO

JONATHAN SWAIN  
CATHERINE BUDZINSKI  
SAM TOIA  
SHEILA O'GRADY

| AFFIRMATIVE | NEGATIVE | ABSENT |
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**THE RESOLUTION**

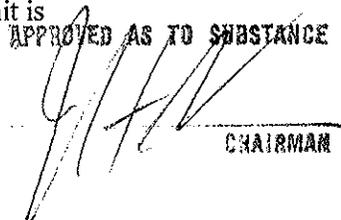
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 20, 2013 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on October 31, 2013; and

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 religious assembly and construct a second floor addition with a mezzanine and a third floor 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; 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 religious assembly facility, provided the development is established consistent with the design, layout, materials and plans prepared by Architectonic Solutions, Inc. and dated February 12, 2012.

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

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

**APPLICANT:** Christian Heritage Training Center **CAL NO.:** 411-13-Z  
**APPEARANCE FOR:** Lenny Asaro **MINUTES OF MEETING:**  
 December 20, 2013  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 6741 S. Michigan Avenue

**NATURE OF REQUEST:** Application for a variation under Chapter 17 of the Zoning Ordinance for the approval of a shared parking agreement to establish 38 off-site, accessory, parking spaces to fulfill the parking requirement for a 248-seat religious assembly located at 146-160 East Marquette Road/ 66664-70 South Indiana Avenue.

**ACTION OF BOARD-  
 VARIATION GRANTED**

**THE VOTE**

MAR 31 2014  
 CITY OF CHICAGO

JONATHAN SWAIN  
 CATHERINE BUDZINSKI  
 SAM TOIA  
 SHEILA O'GRADY

| AFFIRMATIVE | NEGATIVE | ABSENT |
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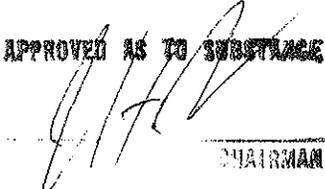
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 20, 2013 after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on October 31, 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 location in Cal. No. 360-13-S to permit the establishment of an off-site accessory parking lot to serve a church located at 146-60 E. Marquette Rd. / 6664-70 S. Indian Avenue; the applicant shall now be permitted to establish a shared parking agreement to establish 38 off-site, accessory, parking spaces to fulfill the parking requirement for a 248-seat religious assembly located at 146-160 East Marquette Road/ 66664-70 South Indiana 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:** Bennet Day School **CAL NO.:** 419-13-S

**APPEARANCE FOR:** Jessica Schramm **MINUTES OF MEETING:**  
December 20, 2013

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 657 W. Fulton Market

**NATURE OF REQUEST:** Application for a special use under Chapter 17 of the Zoning Ordinance for the approval to establishment of an elementary school for approximately 60 students pre-kindergarten through first grade.

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

**THE VOTE**

MAR 31 2014

CITY OF CHICAGO

JONATHAN SWAIN

SAM TOIA

SHEILA O' GRADY

CATHERINE BUDZINSKI

AFFIRMATIVE      NEGATIVE      ABSENT

|   |  |  |
|---|--|--|
| X |  |  |
| X |  |  |
| X |  |  |
| X |  |  |

**THE RESOLUTION**

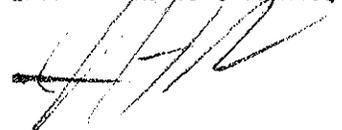
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 20, 2013 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on December 5, 2013; and

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 an elementary school for approximately 60 students pre-kindergarten through first grade; 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 proposed elementary school for approximately 60 students in pre-kindergarten through first grade, provided the development is established consistent with the design, layout and plans prepared by Epstein Global and dated September 10, 2013.

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

APPROVED AS TO SUBSTANCE



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

**APPLICANT:** First Merit Bank, N.A

**CAL NO.:** 420-13-S

**APPEARANCE FOR:** James Banks

**MINUTES OF MEETING:**  
December 20, 2013

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 3209 N. Elston Avenue

**NATURE OF REQUEST:** Application for a special use under Chapter 17 of the Zoning Ordinance for the approval to establish residential use below the second floor for a proposed three- story six-unit building with a six car detached rear garage.

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

**THE VOTE**

MAR 31 2014  
CITY OF CHICAGO

JONATHAN SWAIN  
SAM TOIA  
SHEILA O'GRADY  
CATHERINE BUDZINSKI

| AFFIRMATIVE | NEGATIVE | ABSENT |
|-------------|----------|--------|
| X           |          |        |
| X           |          |        |
| X           |          |        |
| X           |          |        |

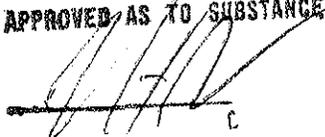
**THE RESOLUTION**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 20, 2013 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on December 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 residential use below the second floor for a proposed three- story six-unit building with a six car detached rear garage ; 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 proposed residential use below the second floor for a proposed three-story six-unit building with a six-car detached rear garage, provided the development is established consistent with the design, layout, materials and plans prepared by Baranyk Associates and dated July 22, 2013.

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

APPROVED AS TO SUBSTANCE  


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

APPLICANT: First Merit Bank, N. A

CAL NO.: 421-13-S

APPEARANCE FOR: James Banks

MINUTES OF MEETING:  
December 20, 2013

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3215 N. Elston Avenue

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval to establish residential use below the second floor for a proposed three-story six-unit building with rear detached garage.

ACTION OF BOARD-  
APPLICATION APPROVED

THE VOTE

MAR 31 2014  
CITY OF CHICAGO

JONATHAN SWAIN  
SAM TOIA  
SHEILA O' GRADY  
CATHERINE BUDZINSKI

| AFFIRMATIVE | NEGATIVE | ABSENT |
|-------------|----------|--------|
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| X           |          |        |
| X           |          |        |

THE RESOLUTION

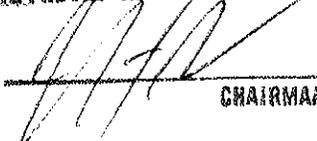
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 20, 2013 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on December 5, 2013; and

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 residential use below the second floor for a proposed three-story six-unit building with rear detached garage; 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 proposed residential use below the second floor for a proposed three-story six-unit building with a six-car detached rear garage, provided the development is established consistent with the design, layout, materials and plans prepared by Baranyak Associates and dated July 22, 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 Style Fitness, Inc. S- Corp **CAL NO.:** 422-13-S

**APPEARANCE FOR:** Jessica Schramm **MINUTES OF MEETING:**  
December 20, 2013

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 6323-27 N. Avondale Avenue

**NATURE OF REQUEST:** Application for a special use under Chapter 17 of the Zoning Ordinance for the approval to expand an existing physical fitness center from 7,000 square feet to 14,000 square feet.

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

**THE VOTE**

MAR 31 2014  
CITY OF CHICAGO

JONATHAN SWAIN  
SAM TOIA  
SHEILA O' GRADY  
CATHERINE BUDZINSKI

|                     | AFFIRMATIVE | NEGATIVE | ABSENT |
|---------------------|-------------|----------|--------|
| JONATHAN SWAIN      | X           |          |        |
| SAM TOIA            | X           |          |        |
| SHEILA O' GRADY     | X           |          |        |
| CATHERINE BUDZINSKI | X           |          |        |

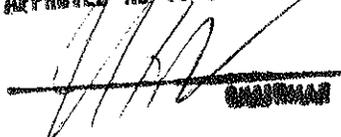
**THE RESOLUTION**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 20, 2013 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on December 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 expand an existing physical fitness center, from 7,000 square feet to 14,000 square feet; 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 proposed expansion an existing physical fitness center from 7,000 square feet to 14,000 square feet, provided the development is established consistent with the design, layout and plans prepared by Chicago Style Fitness and CrossFit PR and dated December 13, 2013.

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: Spa Social Side, LLC D/B/ A Spa Social

CAL NO.: 423-13-S

APPEARANCE FOR:

MINUTES OF MEETING:  
December 20, 2013

APPEARANCE AGAINST:

PREMISES AFFECTED: 1855 W. Chicago Avenue

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

ACTION OF BOARD-  
CASE CONTINUED TO JANUARY 17, 2014

THE VOTE

MAR 31 2014  
CITY OF CHICAGO

JONATHAN SWAIN  
SAM TOIA  
SHEILA O' GRADY  
CATHERINE BUDZINSKI

| AFFIRMATIVE | NEGATIVE | ABSENT |
|-------------|----------|--------|
| X           |          |        |
| X           |          |        |
| X           |          |        |
| X           |          |        |

APPROVED AS TO SUBSTANCE

  
CHAIRMAN

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

**APPLICANT:** Naree N. Sallu D/B/A The Style Lounge **CAL NO.:** 424-13-S

**APPEARANCE FOR:** Naree Sallu **MINUTES OF MEETING:**  
December 20, 2013

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 750-52 E. 75th Street

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

**ACTION OF BOARD-**  
APPLICATION APPROVED

**THE VOTE**

MAR 31 2014  
CITY OF CHICAGO

JONATHAN SWAIN  
SAM TOIA  
SHEILA O' GRADY  
CATHERINE BUDZINSKI

|                     | AFFIRMATIVE | NEGATIVE | ABSENT |
|---------------------|-------------|----------|--------|
| JONATHAN SWAIN      | X           |          |        |
| SAM TOIA            | X           |          |        |
| SHEILA O' GRADY     | X           |          |        |
| CATHERINE BUDZINSKI | X           |          |        |

**THE RESOLUTION**

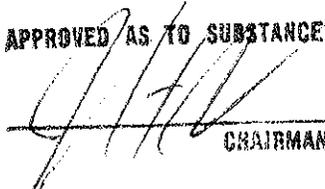
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 20, 2013 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on December 5, 2013; and

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 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; 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 beauty salon at this location.

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: Maranatha Family Church

CAL NO.: 425-13-S

APPEARANCE FOR:

MINUTES OF MEETING:  
December 20, 2013

APPEARANCE AGAINST:

PREMISES AFFECTED: 6837-41 S. State Street

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval to establish a religious assembly with 340 seats and to construct a one story front and rear addition.

ACTION OF BOARD-  
CASE CONTINUED TO JANUARY 17, 2014

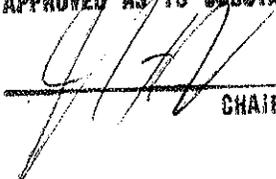
THE VOTE

MAR 31 2014  
CITY OF CHICAGO

JONATHAN SWAIN  
SAM TOIA  
SHEILA O' GRADY  
CATHERINE BUDZINSKI

|                     | AFFIRMATIVE | NEGATIVE | ABSENT |
|---------------------|-------------|----------|--------|
| JONATHAN SWAIN      | X           |          |        |
| SAM TOIA            | X           |          |        |
| SHEILA O' GRADY     | X           |          |        |
| CATHERINE BUDZINSKI | X           |          |        |

APPROVED AS TO SUBSTANCE

  
CHAIRMAN

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

APPLICANT: Maranatha Family Church

CAL NO.: 426-13-S

APPEARANCE FOR:

MINUTES OF MEETING:  
December 20, 2013

APPEARANCE AGAINST:

PREMISES AFFECTED: 6851-57 S. State Street

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval to establish an off-site accessory parking lot to serve a religious assembly at 6837 S. State Street

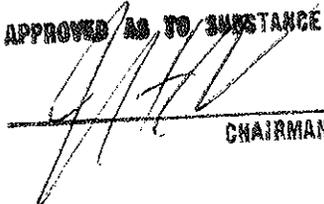
ACTION OF BOARD-  
CASE CONTINUED TO JANUARY 17, 2014

THE VOTE

MAR 31 2014  
CITY OF CHICAGO

JONATHAN SWAIN  
SAM TOIA  
SHEILA O' GRADY  
CATHERINE BUDZINSKI

|                     | AFFIRMATIVE | NEGATIVE | ABSENT |
|---------------------|-------------|----------|--------|
| JONATHAN SWAIN      | X           |          |        |
| SAM TOIA            | X           |          |        |
| SHEILA O' GRADY     | X           |          |        |
| CATHERINE BUDZINSKI | X           |          |        |

APPROVED AS TO SUBSTANCE  
  
CHAIRMAN

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

APPLICANT:

Marijus Jankkunas

CAL NO.: 427-13-S

APPEARANCE FOR

MINUTES OF MEETING:

December 20, 2013

APPEARANCE AGAINST:

PREMISES AFFECTED:

3201 N. Cicero Avenue

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

ACTION OF BOARD-

CASE CONTINUED TO FEBRUARY 21, 2014

THE VOTE

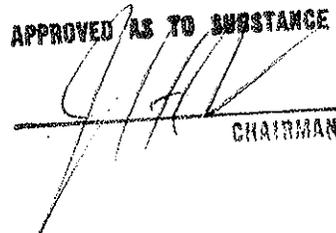
MAR 31 2014  
CITY OF CHICAGO

JONATHAN SWAIN  
SAM TOIA  
SHEILA O' GRADY  
CATHERINE BUDZINSKI

AFFIRMATIVE      NEGATIVE      ABSENT

| AFFIRMATIVE | NEGATIVE | ABSENT |
|-------------|----------|--------|
| X           |          |        |
| X           |          |        |
| X           |          |        |
| X           |          |        |

APPROVED AS TO SUBSTANCE

  
CHAIRMAN

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

APPLICANT: T. Kosciuszko School of Polish Language CAL NO.: 428-13-S

APPEARANCE FOR: Mark Kupiec MINUTES OF MEETING: December 20, 2013

APPEARANCE AGAINST: None

PREMISES AFFECTED: 5341 N. Harlem Avenue

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

ACTION OF BOARD- APPLICATION APPROVED

THE VOTE

MAR 31 2014 CITY OF CHICAGO

JONATHAN SWAIN SAM TOIA SHEILA O'GRADY CATHERINE BUDZINSKI

Table with 3 columns: AFFIRMATIVE, NEGATIVE, ABSENT. Rows for Jonathan Swain, Sam Toia, Sheila O'Grady, and Catherine Budzinski, all with 'X' in the Affirmative column.

THE RESOLUTION

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 20, 2013 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on December 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 community center; 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 proposed community center at this location.

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

APPROVED AS TO SUBSTANCE [Signature] CHAIRMAN

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

**APPLICANT:** Shea Anderson Shtulman

**CAL NO.:** 429-13-Z

**APPEARANCE FOR:** Rolando Acosta

**MINUTES OF MEETING:**  
December 20, 2013

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 1258-60 N. Wood Street

**NATURE OF REQUEST:** Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the rear yard setback from 28.5' to 5.57'; to reduce the rear yard open space from 296.4 square feet to 160 square feet and, to reduce the combined side yard setback from 9.6' to 9.41' for a proposed two-story rear addition with a three car garage and a second floor balcony connected to an existing two-story two-unit building converted to a single family residence with an at-grade deck being added in the south side yard.

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

**THE VOTE**

MAR 20 2014  
CITY OF CHICAGO  
DEPARTMENT OF HOUSING AND  
ECONOMIC DEVELOPMENT

JONATHAN SWAIN  
SAM TOIA  
SHEILA O' GRADY  
CATHERINE BUDZINSKI

| 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 December 20, 2013, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on December 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 reduce the rear yard setback to 5.57'; to reduce the rear yard open space to 160 square feet and, to reduce the combined side yard setback to 9.41' for a proposed two-story rear addition with a three car garage and a second floor balcony connected to an existing two-story two-unit building converted to a single family residence with an at-grade deck being added in the south side yard; 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: Chicago Elite Buildings

CAL NO.: 430-13-Z

APPEARANCE FOR: Thomas Moore

MINUTES OF MEETING:  
December 20, 2013

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1845 N. St. Louis Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the front setback from 10' to 1' and to reduce the rear setback from ' to 5' for a proposed three-story four- unit townhouse building with an attached four-car garage.

ACTION OF BOARD-  
VARIATION GRANTED

THE VOTE

MAR 31 2014  
CITY OF CHICAGO

JONATHAN SWAIN  
SAM TOIA  
SHEILA O' GRADY  
CATHERINE BUDZINSKI

| AFFIRMATIVE | NEGATIVE | ABSENT |
|-------------|----------|--------|
| X           |          |        |
| X           |          |        |
| X           |          |        |
| X           |          |        |

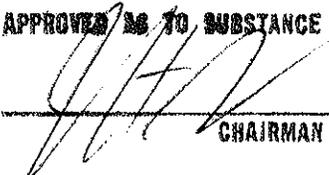
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 20, 2013, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on December 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 reduce the front setback to 1' and to reduce the rear setback to 5' for a proposed three-story four- unit townhouse building with an attached four-car garage; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE  
  
CHAIRMAN

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

**APPLICANT:** Shubhra and Prabhu Velan

**CAL NO.:** 431-13-Z

**APPEARANCE FOR:** Warren Silver

**MINUTES OF MEETING:**  
December 20, 2013

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 2238 W. Homer Street

**NATURE OF REQUEST:** Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the west side yard setback from 2' to zero, the combined side yard setback from 4.87' to 2.87', to exceed the allowed height of 30' by not more than 10% (3') and, to exceed the allowed floor area of 2,253.84 square feet by not more than 15% (338.1 square feet) for a proposed third story addition with an open deck and open spiral staircase, to an existing two-story single family residence.

**ACTION OF BOARD-  
VARIATION GRANTED**

**THE VOTE**

MAR 31 2014  
CITY OF CHICAGO

JONATHAN SWAIN  
SAM TOIA  
SHEILA O'GRADY  
CATHERINE BUDZINSKI

| AFFIRMATIVE | NEGATIVE | ABSENT |
|-------------|----------|--------|
| X           |          |        |
| X           |          |        |
| X           |          |        |
| X           |          |        |

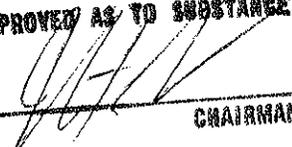
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 20, 2013, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on December 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 reduce the west side yard setback to zero, the combined side yard setback to 2.87', to exceed the allowed height of 30' by not more than 10% (3') and, to exceed the allowed floor area of 2,253.84 square feet by not more than 15% (338.1 square feet) for a proposed third story addition with an open deck and open spiral staircase, to an existing two-story single family residence; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

**APPROVED AS TO SUBSTANCE**  
  
**CHAIRMAN**

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

APPLICANT: Milwaukee & Division LLC

CAL NO.: 432-13-Z

APPEARANCE FOR: James Banks

MINUTES OF MEETING:  
December 20, 2013

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1258 N. Milwaukee Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the rear setback from 30' to 15' and to reduce the rear setback for an accessory building from 2' to zero for a proposed four-story six-unit building with ground floor retail space and six parking spaces.

ACTION OF BOARD-  
VARIATION GRANTED

THE VOTE

MAR 31 2014  
CITY OF CHICAGO

JONATHAN SWAIN  
SAM TOIA  
SHEILA O' GRADY  
CATHERINE BUDZINSKI

| AFFIRMATIVE | NEGATIVE | ABSENT |
|-------------|----------|--------|
| X           |          |        |
| X           |          |        |
| X           |          |        |
| X           |          |        |

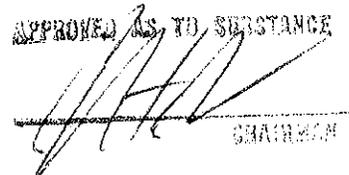
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 20, 2013, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on December 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 reduce the rear setback to 15' and to reduce the rear setback for an accessory building to zero for a proposed four-story six-unit building with ground floor retail space and six parking spaces; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE  
  
CHAIRMAN

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

**APPLICANT:** Timothy P. Roach

**CAL NO.:** 433-13-Z

**APPEARANCE FOR:** Paul Kolpak

**MINUTES OF MEETING:**  
December 20, 2013

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 2423 W. Byron Street

**NATURE OF REQUEST:** Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the east side yard setback from 2.24' to 1.92' and to reduce the rear yard setback from 34.93' to 24.92' for a proposed one-story addition to an existing two-story single family residence.

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

**THE VOTE**

**RECEIVED**

MAR 13 2014

CITY OF CHICAGO  
DEPARTMENT OF HOUSING AND  
ECONOMIC DEVELOPMENT

JONATHAN SWAIN  
SAM TOIA  
SHEILA O' GRADY  
CATHERINE BUDZINSKI

| AFFIRMATIVE | NEGATIVE | ABSENT |
|-------------|----------|--------|
| X           |          |        |
| X           |          |        |
| X           |          |        |
| X           |          |        |

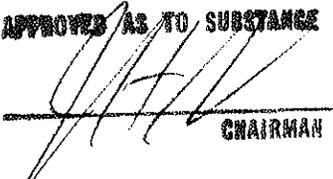
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 20, 2013, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on December 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 reduce the east side yard setback to 1.92' and to reduce the rear yard setback to 24.92' for a proposed one-story addition to an existing two-story single family residence; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

**APPROVED AS TO SUBSTANCE**  
  
**CHAIRMAN**

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

APPLICANT: Lucia Corona CAL NO.: 434-13-Z

APPEARANCE FOR: Same MINUTES OF MEETING: December 20, 2013

APPEARANCE AGAINST: None

PREMISES AFFECTED: 6406 S. Richmond Street

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the rear yard setback from 37.5' to 3.46' for a proposed 8' x 11.33' wrought iron fence and 8' wrought iron gate addition to an existing two-story two-unit building.

ACTION OF BOARD- VARIATION GRANTED

THE VOTE

MAR 31 2014 CITY OF CHICAGO

JONATHAN SWAIN SAM TOIA SHEILA O' GRADY CATHERINE BUDZINSKI

Table with 3 columns: AFFIRMATIVE, NEGATIVE, ABSENT. Rows show 'X' marks for affirmative votes.

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 20, 2013, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on December 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 reduce the rear yard setback to 3.46' for a proposed 8' x 11.33' wrought iron fence and 8' wrought iron gate addition to an existing two-story two-unit building; the applicant testified that the fence is needed for security purposes; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE [Signature] CHAIRMAN

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

APPLICANT: Michael Serritela & Elizabeth Serritella Revocable Trust CAL NO.: 435-13-Z

APPEARANCE FOR: Jeffrey Javors

MINUTES OF MEETING:  
December 20, 2013

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1438 N. North Park Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the rear yard setback from 28.57' to zero for a proposed four-story single family residence with a third level roof deck and a fourth level front and rear covered green roof terrace and an attached two car garage.

ACTION OF BOARD-  
VARIATION GRANTED

THE VOTE

MAR 31 2014  
CITY OF CHICAGO

JONATHAN SWAIN  
SAM TOIA  
SHEILA O' GRADY  
CATHERINE BUDZINSKI

| AFFIRMATIVE | NEGATIVE | ABSENT |
|-------------|----------|--------|
| X           |          |        |
| X           |          |        |
| X           |          |        |
| X           |          |        |

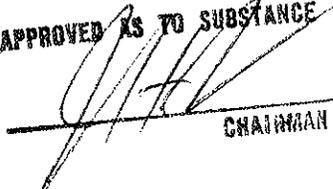
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 20, 2013, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on December 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 reduce the rear yard setback from 28.57' to zero for a proposed four-story single family residence with a third level roof deck and a fourth level front and rear covered green roof terrace and an attached two car garage; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE  
  
CHAIRMAN

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

APPLICANT: Peter Halligan

CAL NO.: 436-13-Z

APPEARANCE FOR: John Pikarski

MINUTES OF MEETING:  
December 20, 2013

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2444 W. Winona Street

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the front yard setback from 46.13' to 13.17' for a proposed two-story single family residence with an open front porch and two car garage.

ACTION OF BOARD-  
VARIATION GRANTED

THE VOTE

MAR 31 2014  
CITY OF CHICAGO

JONATHAN SWAIN  
SAM TOIA  
SHEILA O' GRADY  
CATHERINE BUDZINSKI

| AFFIRMATIVE | NEGATIVE | ABSENT |
|-------------|----------|--------|
| X           |          |        |
| X           |          |        |
| X           |          |        |
| X           |          |        |

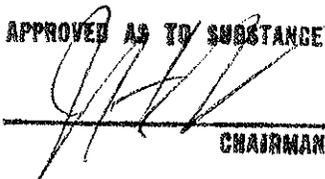
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 20, 2013, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on December 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 reduce the front yard setback to 13.17' for a proposed two-story single family residence with an open front porch and two car garage; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE  
  
CHAIRMAN

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

APPLICANT: 1632 W Ohio, Inc. CAL NO.: 437-13-Z

APPEARANCE FOR: Mark Kupiec MINUTES OF MEETING:

December 20, 2013

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1632 W. Ohio Street

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the north front yard setback from 20' to zero and to reduce the south front yard setback from 12.48' to zero for a proposed detached two car garage with a roof deck for an existing two-story single family residence.

ACTION OF BOARD- VARIATION GRANTED

THE VOTE

AFFIRMATIVE NEGATIVE ABSENT

|                     | AFFIRMATIVE | NEGATIVE | ABSENT |
|---------------------|-------------|----------|--------|
| JONATHAN SWAIN      | X           |          |        |
| SAM TOIA            | X           |          |        |
| SHEILA O' GRADY     | X           |          |        |
| CATHERINE BUDZINSKI | X           |          |        |

JONATHAN SWAIN  
SAM TOIA  
SHEILA O' GRADY  
CATHERINE BUDZINSKI

MAR 31 2014  
CITY OF CHICAGO

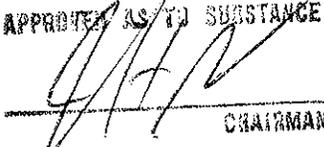
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 20, 2013, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on December 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 reduce the north front yard setback to zero and to reduce the south front yard to zero for a proposed detached two car garage with a roof deck for an existing two-story single family residence; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE  
  
CHAIRMAN

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

APPLICANT: Carlos Reyes

CAL NO.: 438-13-Z

APPEARANCE FOR: James Stola

MINUTES OF MEETING:  
December 20, 2013

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2035 W. Coulter Street

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the front yard setback from 12' to 6.79'; to reduce the south side yard setback from 2' to zero and the combined side yard setback from 5' to 3.08' for a proposed three-story single family residence with two parking spaces.

ACTION OF BOARD-

THE VOTE

MAR 31 2014

CITY OF CHICAGO

JONATHAN SWAIN

SAM TOIA

SHEILA O' GRADY

CATHERINE BUDZINSKI

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 December 20, 2013, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on December 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 in this matter testified that he purchased the building as it exist today; the Board will permit the applicant to reduce the front yard setback to 6.79'; to reduce the south side yard setback to zero and the combined side yard setback to 3.08' for a proposed three-story single family residence with two parking spaces the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE  
*[Signature]*  
CHAIRMAN

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

APPLICANT: Sterling Jewelers, Inc. DBA Kay Jewelers CAL NO.: 439-13-S

APPEARANCE FOR: Rich Toth MINUTES OF MEETING: December 20, 2013

APPEARANCE AGAINST: None

PREMISES AFFECTED: 7601 S. Cicero Avenue

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval to establishment of valuable objects dealer

ACTION OF BOARD- APPLICATION APPROVED

THE VOTE

MAR 31 2014 CITY OF CHICAGO

JONATHAN SWAIN SAM TOIA SHEILA O' GRADY CATHERINE BUDZINSKI

Table with 3 columns: AFFIRMATIVE, NEGATIVE, ABSENT. Rows for Jonathan Swain, Sam Toia, Sheila O'Grady, Catherine Budzinski.

THE RESOLUTION

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 20, 2013 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on December 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 valuable objects dealer 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; 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 valuable objects dealer at this location.

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

APPROVED AS TO SUBSTANCE [Signature] CHAIRMAN

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

**APPLICANT:** Sterling Jewelers, Inc. DBA Kay Jewelers **CAL NO.:** 440-13-S

**APPEARANCE FOR:** Rich Toth **MINUTES OF MEETING:**  
December 20, 2013

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 1001 W. North Avenue, Suite G-H

**NATURE OF REQUEST:** Application for a special use under Chapter 17 of the Zoning Ordinance for the approval to establishment of a valuable objects dealer.

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

**THE VOTE**

MAR 31 2014  
CITY OF CHICAGO

JONATHAN SWAIN  
SAM TOIA  
SHEILA O' GRADY  
CATHERINE BUDZINSKI

| AFFIRMATIVE | NEGATIVE | ABSENT |
|-------------|----------|--------|
| X           |          |        |
| X           |          |        |
|             |          | X      |
| X           |          |        |

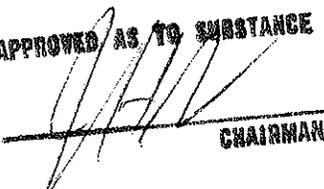
**THE RESOLUTION**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 20, 2013 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on December 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 valuable objects dealer 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; 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 valuable objects dealer at this location.

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: Bucks Saloon, Inc. CAL NO.: 441-13-S

APPEARANCE FOR: Mark Kupiec MINUTES OF MEETING: December 20, 2013

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3439 N. Halsted Street

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval to establish an accessory amusement arcade.

ACTION OF BOARD- APPLICATION APPROVED

THE VOTE

MAR 31 2014 CITY OF CHICAGO

JONATHAN SWAIN SAM TOIA SHEILA O' GRADY CATHERINE BUDZINSKI

Table with 3 columns: AFFIRMATIVE, NEGATIVE, ABSENT. Rows for Jonathan Swain, Sam Toia, Sheila O'Grady, and Catherine Budzinski.

THE RESOLUTION

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 20, 2013 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on December 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 of an amusement arcade ; 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 proposed accessory amusement arcade at this location.

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

APPROVED AS TO SUBSTANCE [Signature] CHAIRMAN

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

APPLICANT: CMC Service of Chicago, LLC DBA Great Clips CAL NO.: 442-13-S

APPEARANCE FOR: MINUTES OF MEETING:  
December 20, 2013

APPEARANCE AGAINST:

PREMISES AFFECTED: 2605 1/2 N. Clark Street

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

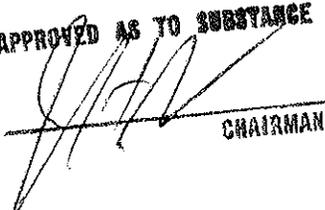
ACTION OF BOARD-  
CASE CONTINUED TO JANUARY 17, 2014

THE VOTE

MAR 31 2014  
CITY OF CHICAGO

JONATHAN SWAIN  
SAM TOIA  
SHEILA O' GRADY  
CATHERINE BUDZINSKI

| AFFIRMATIVE | NEGATIVE | ABSENT |
|-------------|----------|--------|
| X           |          |        |
| X           |          |        |
|             |          | X      |
| X           |          |        |

APPROVED AS TO SUBSTANCE  
  
CHAIRMAN

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

**APPLICANT:** La Caridad Jewelry Inc. **CAL NO.:** 443-13-S

**APPEARANCE FOR:** Gary Wigoda **MINUTES OF MEETING:**  
December 20, 2013

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 5401-05 W. Diversey Avenue

**NATURE OF REQUEST:** Application for a special use under Chapter 17 of the Zoning Ordinance for the approval to establish a pawn shop.

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

**THE VOTE**

MAR 31 2014  
CITY OF CHICAGO

JONATHAN SWAIN  
SAM TOIA  
SHEILA O' GRADY  
CATHERINE BUDZINSKI

| AFFIRMATIVE | NEGATIVE | ABSENT |
|-------------|----------|--------|
| X           |          |        |
| X           |          |        |
|             |          | X      |
| X           |          |        |

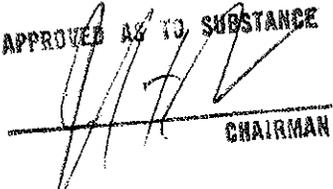
**THE RESOLUTION**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 20, 2013 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on December 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 pawn shop; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject; 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 pawn shop at this location.

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: 5110 S. Harper, LLC

CAL NO.: 444-13-S

APPEARANCE FOR:

MINUTES OF MEETING:  
December 20, 2013

APPEARANCE AGAINST:

PREMISES AFFECTED: 5110-14 S. Harper Avenue

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval to establish a 28 space off-site non-required accessory parking lot to serve a mixed use building development located at 1525 E. Hyde Park Boulevard

ACTION OF BOARD-  
CASE CONTINUED TO JANUARY 17, 2014

THE VOTE

MAR 31 2014  
CITY OF CHICAGO

JONATHAN SWAIN  
SAM TOIA  
SHEILA O' GRADY  
CATHERINE BUDZINSKI

| AFFIRMATIVE | NEGATIVE | ABSENT |
|-------------|----------|--------|
| X           |          |        |
| X           |          |        |
|             |          | X      |
| X           |          |        |

APPROVED AS TO SUBSTANCE  
*[Signature]*  
CHAIRMAN

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

APPLICANT: 5110 S. Harper LLC

CAL NO.: 445-13-Z

APPEARANCE FOR:

MINUTES OF MEETING:

December 20, 2013

APPEARANCE AGAINST:

PREMISES AFFECTED: 5110-14 S. Harper Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the front yard setback from 20' to 14.11' for a proposed off-site non-required accessory parking lot to serve a mixed-use development located at 1525 E. Hyde Park Boulevard

ACTION OF BOARD-  
CASE CONTINUED TO JANUARY 17, 2014

THE VOTE

MAR 31 2014  
CITY OF CHICAGO

JONATHAN SWAIN  
SAM TOIA  
SHEILA O' GRADY  
CATHERINE BUDZINSKI

AFFIRMATIVE      NEGATIVE      ABSENT

| AFFIRMATIVE | NEGATIVE | ABSENT |
|-------------|----------|--------|
| X           |          |        |
| X           |          |        |
|             |          | X      |
| X           |          |        |

APPROVED AS TO SUBSTANCE  
*[Signature]*  
CHAIRMAN

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

**APPLICANT:** 1806 W. Belmont LLC **CAL NO.:** 446-13-S  
**APPEARANCE FOR:** Mark Kupiec **MINUTES OF MEETING:**  
 December 20, 2013  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 1806 W. Belmont Avenue

**NATURE OF REQUEST:** Application for a special use under Chapter 17 of the Zoning Ordinance for the approval to establish residential use below the second floor for a proposed four-story three-unit building with a detached three car garage.

**ACTION OF BOARD-  
 APPLICATION APPROVED**

**THE VOTE**

MAR 31 2014  
 CITY OF CHICAGO

JONATHAN SWAIN  
 SAM TOIA  
 SHEILA O' GRADY  
 CATHERINE BUDZINSKI

| AFFIRMATIVE | NEGATIVE | ABSENT |
|-------------|----------|--------|
| X           |          |        |
| X           |          |        |
|             |          | X      |
| X           |          |        |

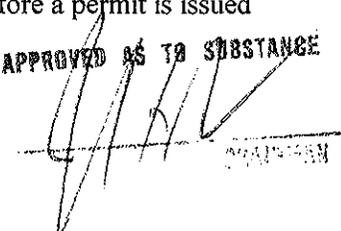
**THE RESOLUTION**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 20, 2013 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on December 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 residential use below the second floor for a proposed four-story three-unit building with a detached three car garage; 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 proposal to establish a residential use below the second floor for a proposed four-story three-unit building with a detached three-car garage with a roof deck, provided the development is established consistent with the design, layout, materials and plans prepared by Eduardo Proenza and dated September 12, 2013.

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:** 1806 W Belmont LLC **CAL NO.:** 447-13-Z  
**APPEARANCE FOR:** Mark Kupiec **MINUTES OF MEETING:**  
December 20, 2013  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 1806 W. Belmont Avenue

**NATURE OF REQUEST:** Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the lot area from 3,000 square feet by not more than 10% (239 square feet) and increase the area occupied by an accessory building in the rear setback ( 468 square feet) by not more than 10% (43 square feet) for a proposed four-story three unit building with a detached three-car garage with a roof deck.

**ACTION OF BOARD-  
VARIATION GRANTED**

**THE VOTE**

MAR 31 2014  
CITY OF CHICAGO

JONATHAN SWAIN  
SAM TOIA  
SHEILA O' GRADY  
CATHERINE BUDZINSKI

| APPIRMATIVE | NEGATIVE | ABSENT |
|-------------|----------|--------|
| X           |          |        |
| X           |          |        |
|             |          | X      |
| X           |          |        |

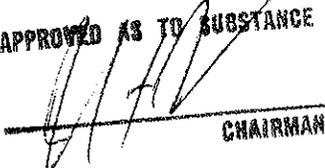
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 20, 2013, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on December 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; a special use was granted to this property in Cal. No. 446-13-S to permit the establishment of residential use below the second floor; the applicant shall now be permitted to reduce the lot area from 3,000 square feet by not more than 10% (239 square feet) and increase the area occupied by an accessory building in the rear setback ( 468 square feet) by not more than 10% ( 43 square feet) for a proposed four-story three unit building with a detached three-car garage with a roof deck; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE  
  
CHAIRMAN

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

APPLICANT:

Michael's Neighborhood Pub, Inc.

CAL NO.: 448-13-S

APPEARANCE FOR:

MINUTES OF MEETING:

December 20, 2013

APPEARANCE AGAINST:

PREMISES AFFECTED:

6689-95 N. Oliphant Avenue

NATURE OF REQUEST: Application for a special use Chapter 17 of the Zoning Ordinance for the approval to expand an existing tavern.

ACTION OF BOARD-

CASE CONTINUED TO JANUARY 17, 2014

THE VOTE

MAR 31 2014  
CITY OF CHICAGO

JONATHAN SWAIN  
SAM TOIA  
SHEILA O' GRADY  
CATHERINE BUDZINSKI

AFFIRMATIVE      NEGATIVE      ABSENT

| AFFIRMATIVE | NEGATIVE | ABSENT |
|-------------|----------|--------|
| X           |          |        |
| X           |          |        |
|             |          | X      |
| X           |          |        |

APPROVED AS TO SUBSTANCE

*[Handwritten Signature]*  
CHAIRMAN

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

**APPLICANT:**

Michael's Neighborhood Pub, Inc.

**CAL NO.:** 449-13-Z

**APPEARANCE FOR:**

**MINUTES OF MEETING:**

December 20, 2013

**APPEARANCE AGAINST:**

**PREMISES AFFECTED:**

6689-95 N. Olpivant Avenue

**NATURE OF REQUEST:** Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to establish a public place of amusement license for a tavern located within 125' of an RS-3 zoning district.

**ACTION OF BOARD-**

CASE CONTINUED TO JANUARY 17, 2014

**THE VOTE**

MAR 31 2014  
CITY OF CHICAGO

JONATHAN SWAIN

SAM TOIA

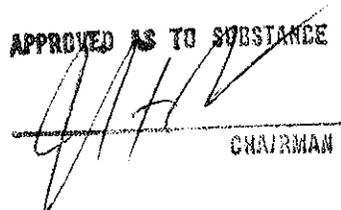
SHEILA O' GRADY

CATHERINE BUDZINSKI

AFFIRMATIVE      NEGATIVE      ABSENT

| AFFIRMATIVE | NEGATIVE | ABSENT |
|-------------|----------|--------|
| X           |          |        |
| X           |          |        |
|             |          | X      |
| X           |          |        |

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Spatique CAL NO.: 450-13-S

APPEARANCE FOR: Robin Nelson MINUTES OF MEETING: December 20, 2013

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2920 S. Wentworth Avenue

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval to establish a hair and nail salon.

ACTION OF BOARD- APPLICATION APPROVED

THE VOTE

MAR 31 2014 CITY OF CHICAGO

JONATHAN SWAIN SAM TOIA SHEILA O' GRADY CATHERINE BUDZINSKI

Table with 3 columns: AFFIRMATIVE, NEGATIVE, ABSENT. Rows for Jonathan Swain, Sam Toia, Sheila O'Grady, and Catherine Budzinski, all with 'X' in the Affirmative column.

THE RESOLUTION

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 20, 2013 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on December 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 and nail salon; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject; 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 and nail salon at this location.

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

APPROVED AS TO SUBSTANCE [Signature] CHAIRMAN

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

**APPLICANT:** Viking Development LLC **CAL NO.:** 451-13-Z  
**APPEARANCE FOR:** Katriina McGuire **MINUTES OF MEETING:**  
December 20, 2013  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 2850 N. Lincoln Avenue

**NATURE OF REQUEST:** Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the 10 space off-street parking requirement by no more that 20% ( two spaces) for a proposed two story day care center.

**ACTION OF BOARD-  
VARIATION GRANTED**

**THE VOTE**

MAR 31 2014  
CITY OF CHICAGO

JONATHAN SWAIN  
SAM TOIA  
SHEILA O' GRADY  
CATHERINE BUDZINSKI

|                     | AFFIRMATIVE | NEGATIVE | ABSENT |
|---------------------|-------------|----------|--------|
| JONATHAN SWAIN      | X           |          |        |
| SAM TOIA            | X           |          |        |
| SHEILA O' GRADY     | X           |          |        |
| CATHERINE BUDZINSKI | X           |          |        |

**THE RESOLUTION:**

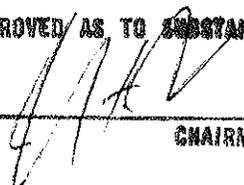
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 20, 2013, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on December 5, 2013 and

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 reduce the 10 space off-street parking requirement by no more that 20% ( two spaces) for a proposed two story day care center; 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