

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

**APPLICANT:** Wendy's International, LLC **CAL NO.:** 185-15-S  
**APPEARANCE FOR:** Donna Pugh **DATE OF MEETING:** June 19, 2015  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 3604-3626 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 a one-story restaurant with a one drive-through lane.

**ACTION OF BOARD-  
APPLICATION APPROVED**

**THE VOTE**

JUL 23 2015  
CITY OF CHICAGO

JONATHAN SWAIN  
SOL FLORES  
SHEILA O'GRADY  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
RECUSED		

**THE RESOLUTION:**

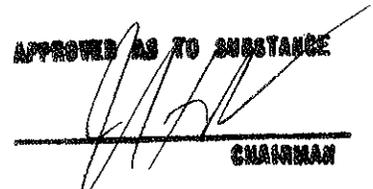
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 19, 2015, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on June 4,, 2015; and

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

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): That the development is consistent with the design, layout, materials and plans prepared by Watermark Engineering and dated May 4, 2015 (site plan) and May 14, 2015 (landscape plan).

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:** Apna Ghar, Inc.

**CAL NO.:** 186-15-Z

**APPEARANCE FOR:** Gary Wigoda

**DATE OF MEETING:**

June 19, 2015

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 4722 N. Winthrop Avenue

**NATURE OF REQUEST:** Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the rear setback from 42.46' to 36.5' for a proposed, three-story, group living residence.

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

**THE VOTE**

JUL 23 2015

CITY OF CHICAGO

JONATHAN SWAIN  
 SOL FLORES  
 SHEILA O'GRADY  
 SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 19, 2015, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on June 4, 2015; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant testified that the variation is necessary so that the building will be able to provide more space for their clients; the applicant shall be permitted to reduce the rear setback to 36.5' for a proposed, three-story, group living 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:** Montana Sheffield, LLC

**CAL NO.:** 188-15-Z

**APPEARANCE FOR:** Paul Kolpak

**DATE OF MEETING:**

June 19, 2015

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 1000-06 W. Montana Street

**NATURE OF REQUEST:** Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the south front wall setback from a public street from 12' to 4'; to reduce the east end wall setback from a public street from 12' to 8'; and, to reduce the private yard from 200 square feet to 112 square feet for a proposed four-story, five-unit townhouse with an attached 10-car garage.

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

**THE VOTE**

JUL 23 2015

CITY OF CHICAGO

JONATHAN SWAIN  
 SOL FLORES  
 SHEILA O'GRADY  
 SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

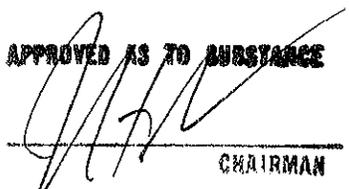
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 19, 2015, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on June 4, 2015; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the south front wall setback from a public street to 4'; to reduce the east end wall setback from a public street to 8'; and, to reduce the private yard from 200 square feet to 112 square feet for a proposed four-story, five-unit townhouse with an attached 10-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:** Hope Holdings, LLC-CHA **CAL NO.:** 189-15-S  
**APPEARANCE FOR:** Thomas Moore **DATE OF MEETING:**  
June 19, 2015  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 717 S. California Avenue

**NATURE OF REQUEST:** Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a residential use below the second floor for a proposed, two-story, three-unit building with a two-story, rear, open deck and three, rear, surface parking spaces.

**ACTION OF BOARD-**  
APPLICATION APPROVED

**THE VOTE**

JUL 23 2015  
CITY OF CHICAGO

JONATHAN SWAIN  
SOL FLORES  
SHEILA O'GRADY  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

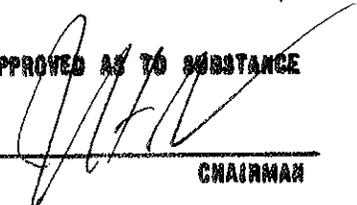
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 19, 2015, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on June 4, 2015; 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, two-story, three-unit building with a two-story, rear, open deck and three, rear, surface parking spaces at the subject site; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The development is constructed consistent with the design, layout and plans prepared by PMPC Architects and dated January 28, 2015.

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:** Justin Frosolone and Kathleen Byrne

**CAL NO.:** 190-15-Z

**APPEARANCE FOR:**

**DATE OF MEETING:**

June 19, 2015

**APPEARANCE AGAINST:**

**PREMISES AFFECTED:** 1909 N. Bissell Street

**NATURE OF REQUEST:** Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the rear setback from 37.5' to 0.92'; to reduce the north side setback from 2' to 0'; to reduce the south side setback from 2' to 0'; and, to reduce the combined side setback from 4.98' to 0' for a proposed pergola to be erected on the roof of an existing, rear, detached, three-car garage with an existing roof deck; the existing three-story, three-unit building will remain.

**ACTION OF BOARD-**

CASE CONTINUED TO AUGUST 21, 2015

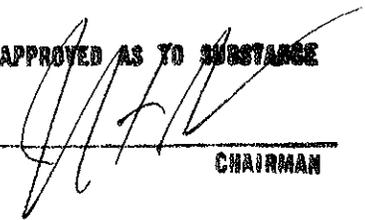
**THE VOTE**

JUL 23 2015  
CITY OF CHICAGO

JONATHAN SWAIN  
SOL FLORES  
SHEILA O'GRADY  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

**APPROVED AS TO SUBSTANCE**



**CHAIRMAN**

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

**APPLICANT:** Alan Keribar **CAL NO.:** 191-15-Z  
**APPEARANCE FOR:** Thomas Moore **DATE OF MEETING:**  
June 19, 2015  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 5333 N. Lakewood Avenue

**NATURE OF REQUEST:** Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the north side setback from 3' to 2' and to reduce the rear setback from 34.44' to 23.65' for a proposed, rear, one-story addition to an existing, two-story, single-family residence, which will be connected to a proposed, rear, three-car garage.

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

**THE VOTE**

JUL 23 2015

CITY OF CHICAGO

JONATHAN SWAIN  
 SOL FLORES  
 SHEILA O'GRADY  
 SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

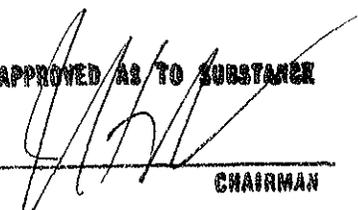
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 19, 2015, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on June 4, 2015; 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 side setback to 2' and to reduce the rear setback to 23.65' for a proposed, rear, one-story addition to an existing, two-story, single-family residence, which will be connected to a proposed, rear, three-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:** 5820 N. Clark, LLC

**CAL NO.:** 192-15-Z

**APPEARANCE FOR:** Thomas Moore

**DATE OF MEETING:**

June 19, 2015

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 5820 N. Clark Street

**NATURE OF REQUEST:** Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the north side setback from 10.4' to 0'; to reduce the south side setback from 10.4' to 0'; and, to reduce the combined side setback from 26' to 0' for a proposed four-story, 19-unit building with 32, enclosed, parking spaces and commercial/retail space on the ground floor.

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

**THE VOTE**

JUL 23 2015  
 CITY OF CHICAGO

JONATHAN SWAIN  
 SOL FLORES  
 SHEILA O'GRADY  
 SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

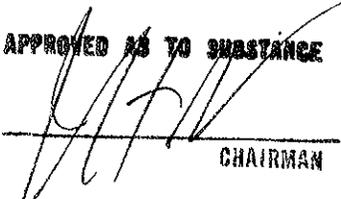
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 19, 2015, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on June 4, 2015; 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 side setback to 0'; to reduce the south side setback to 0'; and, to reduce the combined side setback from 26' to 0' for a proposed four-story, 19-unit building with 32, enclosed, parking spaces and commercial/retail space on the ground floor; 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: Edward Steinbeigle

CAL NO.: 193-15-S

APPEARANCE FOR: Thomas Moore

DATE OF MEETING:  
June 19, 2015

APPEARANCE AGAINST: None

PREMISES AFFECTED: 5009 N. Sheridan Road

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

ACTION OF BOARD-  
APPLICATION APPROVED

THE VOTE

JUL 23 2015  
CITY OF CHICAGO

JONATHAN SWAIN  
SOL FLORES  
SHEILA O'GRADY  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

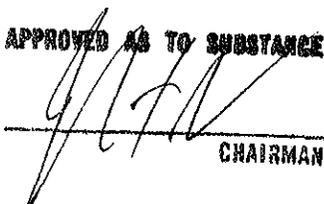
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 19, 2015, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on June 4, 2015; and

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 salon at the subject site; 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:** Urangua Mandakh/DBA Nail Junkie **CAL NO.:** 194-15-S

**APPEARANCE FOR:** Same **DATE OF MEETING:** June 19, 2015

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 1826 W. Wilson Avenue

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

**ACTION OF BOARD-**  
APPLICATION APPROVED

**THE VOTE**

JUL 23 2015

CITY OF CHICAGO

JONATHAN SWAIN  
SOL FLORES  
SHEILA O'GRADY  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

**THE RESOLUTION:**

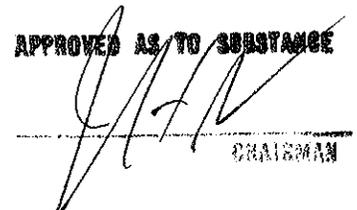
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 19, 2015, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on June 4, 2015; and

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

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

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

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

**APPLICANT:** ABM Parking Services, Inc. **CAL NO.:** 195-15-S

**APPEARANCE FOR:** Stephanie Stinton **DATE OF MEETING:** June 19, 2015

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 75 S. Harrison Street / 600 S. Federal Street

**NATURE OF REQUEST:** Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a 220-space, non-accessory, parking garage.

**ACTION OF BOARD.**  
APPLICATION APPROVED

**THE VOTE**

JUL 23 2015

CITY OF CHICAGO

JONATHAN SWAIN  
SOL FLORES  
SHEILA O'GRADY  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

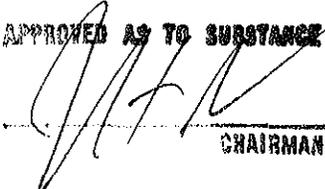
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 19, 2015, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on June 4, 2015; 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 220space-non-accessory parking garage at the subject site; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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

APPROVED AS TO SUBSTANCE  
  
CHAIRMAN

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

**APPLICANT:** Luisa Sochacz **CAL NO.:** 196-15-Z  
**APPEARANCE FOR:** Same **DATE OF MEETING:**  
June 19, 2015  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 4715 S. Hoyne Avenue

**NATURE OF REQUEST:** Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the south side setback from 2' to 0.8' and to reduce the combined side setback from 5' to 1.31' for a proposed, side, one-story, open staircase to access the second floor of an existing, two-story, two-unit building; the existing, rear, detached, two car garage will remain.

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

**THE VOTE**

JUL 23 2015  
 CITY OF CHICAGO

JONATHAN SWAIN  
 SOL FLORES  
 SHEILA O'GRADY  
 SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
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X		

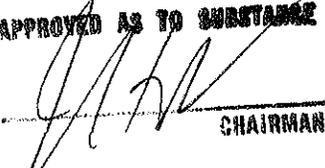
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 19, 2015, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on June 4, 2015; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the south side setback to 0.8' and to reduce the combined side setback to 1.31' for a proposed, side, one-story, open staircase to access the second floor of an existing, two-story, two-unit building; the existing, rear, detached, two car garage will remain; 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:** Khalilah McCoy/DBA Little Wonders **CAL NO.:** 197-15-Z  
**APPEARANCE FOR:** Same **DATE OF MEETING:** June 19, 2015  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 7 N. Keeler Avenue

**NATURE OF REQUEST:** Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the quantity of accessory, on-site, vehicular, parking spaces by no more than one (to 0 spaces) for a proposed first floor daycare to be established in an existing, three-story, multi-unit building with ground floor commercial/retail space.

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

**THE VOTE**

JUL 23 2015  
 CITY OF CHICAGO

JONATHAN SWAIN  
 SOL FLORES  
 SHEILA O'GRADY  
 SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

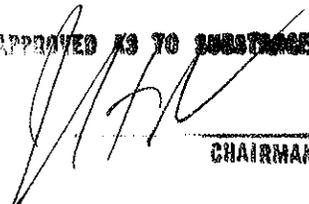
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 19, 2015, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on June 4, 2015; 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 quantity of accessory, on-site, vehicular, parking spaces by no more than one (to 0 spaces) for a proposed first floor daycare to be established in an existing, three-story, multi-unit building with ground floor commercial/retail space; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE  
  
 CHAIRMAN

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

**APPLICANT:** 1 Development, Inc.

**CAL NO.:** 198-15-Z

**APPEARANCE FOR:** Mark Kupiec

**DATE OF MEETING:**  
June 19, 2015

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 2439 W. Haddon Avenue

**NATURE OF REQUEST:** Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to allow for the development of a lot whose minimum area of 2,881.44 square feet is no less than 90% of the required 3,000 square feet for a proposed, three-story, three-unit building with three rear, surface parking spaces.

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

**THE VOTE**

JUL 23 2015  
CITY OF CHICAGO

JONATHAN SWAIN  
SOL FLORES  
SHEILA O'GRADY  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

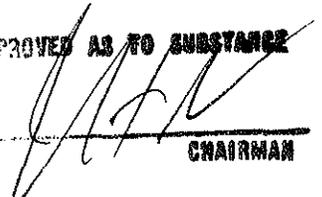
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 19, 2015, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on June 4, 2015; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the minimum lot area to 2,881.44 square feet for a three-story, three-unit building with three rear, surface 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:** Michael Fox

**CAL NO.:** 199-15-Z

**APPEARANCE FOR:** Mark Kupiec

**DATE OF MEETING:**  
June 19, 2015

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 3100 N. Lawndale Avenue

**NATURE OF REQUEST:** Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to increase the pre-existing floor area of 3,875.93 square feet by no more than 15% (581.39 square feet) for proposed third floor and side porch additions to an existing two-story, three-unit building being de-converted to a two-unit building with three, rear, surface parking spaces.

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

**THE VOTE**

JUL 23 2015  
CITY OF CHICAGO

JONATHAN SWAIN  
CATHERINE BUDZINSKI  
SOL FLORES  
SHEILA O'GRADY  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
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X		

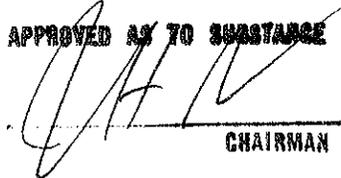
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 19, 2015, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on June 4, 2015; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to increase the pre-existing floor area of 3,875.93 square feet by no more than 15% (581.39 square feet) for proposed third floor and side porch additions to an existing two-story, three-unit building being de-converted to a two-unit building with three, rear, surface parking spaces; additional variations were also granted in Cal. No. 200-15-Z, 201-15-Z and 202-15-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE  
  
CHAIRMAN

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

**APPLICANT:** Michael Fox **CAL NO.:** 200-15-Z  
**APPEARANCE FOR:** Mark Kupiec **DATE OF MEETING:**  
June 19, 2015  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 3100 N. Lawndale Avenue

**NATURE OF REQUEST:** Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the north side setback from 3' to 0.19' and to reduce the combined side setback from 7.5' to 6.19' for proposed third floor and side porch additions to an existing two-story, three-unit building being de-converted to a two-unit building with three, rear, surface parking spaces

**ACTION OF BOARD-**

**THE VOTE**

JUL 23 2015

CITY OF CHICAGO

JONATHAN SWAIN  
 SOL FLORES  
 SHEILA O'GRADY  
 SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

**THE RESOLUTION:**

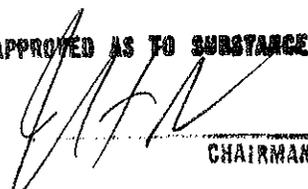
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 19, 2015, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on June 4, 2015; and

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 side setback to 0.19' and to reduce the combined side setback to 6.19' for proposed third floor and side porch additions to an existing two-story, three-unit building being de-converted to a two-unit building with three, rear, surface parking spaces; additional variations were granted in Cal. No. 199-15-Z and 201-15-Z and 202-15-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

**APPROVED AS TO SUBSTANCE**

  
 \_\_\_\_\_  
 CHAIRMAN

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

**APPLICANT:** Michael Fox **CAL NO.:** 201-15-Z  
**APPEARANCE FOR:** Mark Kupiec **DATE OF MEETING:**  
June 19, 2015  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 3100 N. Lawndale Avenue

**NATURE OF REQUEST:** Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to increase the pre-existing height of 35' by no more than 10% (3.17) for proposed third floor and side porch additions to an existing two-story, three-unit building being de-converted to a two-unit building with three, rear, surface parking spaces.

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

JUL 23 2015  
 CITY OF CHICAGO

**THE VOTE**

JONATHAN SWAIN  
 SOL FLORES  
 SHEILA O'GRADY  
 SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 19, 2015, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on June 4, 2015; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to increase the pre-existing height of 35' by no more than 10% (3.17) for proposed third floor and side porch additions to an existing two-story, three-unit building being de-converted to a two-unit building with three, rear, surface parking spaces; additional variations were granted in Cal. No. 199-15-Z and 200-15-Z and 202-15-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

**APPROVED AS TO SUBSTANCE**  
  
 \_\_\_\_\_  
 CHAIRMAN

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

**APPLICANT:** Michael Fox **CAL NO.:** 202-15-Z  
**APPEARANCE FOR:** Mark Kupiec **DATE OF MEETING:**  
June 19, 2015  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 3100 N. Lawndale Avenue

**NATURE OF REQUEST:** Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the rear yard open space from 450 square feet to 333.18 square feet for proposed third floor and side porch additions to an existing two-story, three-unit building being de-converted to a two-unit building with three, rear, surface parking space.

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

**THE VOTE**

JUL 23 2015  
 CITY OF CHICAGO

JONATHAN SWAIN  
 SOL FLORES  
 SHEILA O'GRADY  
 SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

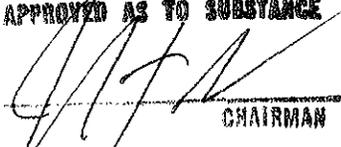
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 19, 2015, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on June 4, 2015; 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 open space from 450 square feet to 333.18 square feet for proposed third floor and side porch additions to an existing two-story, three-unit building being de-converted to a two-unit building with three, rear, surface parking space; additional variations were granted in Cal;. No. 199-15-Z, 200-15-Z and 201-15-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

**APPROVED AS TO SUBSTANCE**  
  
 CHAIRMAN

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

APPLICANT:

B&B Formica and Granite, Inc.

CAL NO.: 203-15-Z

APPEARANCE FOR:

DATE OF MEETING:

June 19, 2015

APPEARANCE AGAINST:

PREMISES AFFECTED:

5615-27 West Grand Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to eliminate the one required, off-street, 10' x 14' x 25' loading berth for the proposed expansion of an existing manufacturing facility.

ACTION OF BOARD-

CASE CONTINUED TO SEPTEMBER 18, 2015

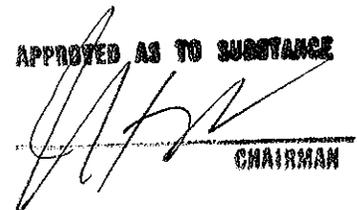
THE VOTE

JUL 23 2015  
CITY OF CHICAGO

JONATHAN SWAIN  
SOL FLORES  
SHEILA O'GRADY  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

**APPLICANT:** B&B Formica and Granite, Inc. **CAL NO.:** 204-15-S  
**APPEARANCE FOR:** Mark Kupiec **DATE OF MEETING:** June 19, 2015  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 2109 N. Parkside Avenue

**NATURE OF REQUEST:** Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of four, off-site, required, accessory parking spaces to serve the manufacturing facility located at 5615-27 West Grand Avenue.

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

**THE VOTE**

JUL 23 2015  
 CITY OF CHICAGO

JONATHAN SWAIN  
 SOL FLORES  
 SHEILA O'GRADY  
 SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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X		

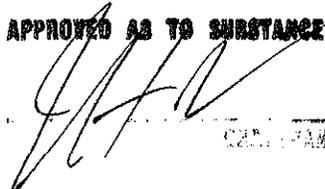
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 19, 2015, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on June 4, 2015; 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 four, off-site, required, accessory parking spaces to serve the manufacturing facility located at 5615-27 West Grand Avenue at the subject site; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The development is constructed consistent with the design, layout and plans prepared by Laszlo Simovic and dated December 1, 2014.

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

**APPROVED AS TO SUBSTANCE**  
  
 \_\_\_\_\_  
 CAL: JAM

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

**APPLICANT:** David Herrera **CAL NO.:** 205-15-Z  
**APPEARANCE FOR:** Mark Kupiec **DATE OF MEETING:**  
June 19, 2015  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 2048 W. Chicago Avenue

**NATURE OF REQUEST:** Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to allow for the development of a lot whose area of 2,964 square feet is no less than 90% of the required 3,000 square feet for proposed, four-story, three-unit building with ground floor commercial/retail space and one, rear, indoor ground floor parking space and two, rear, outdoor, surface parking spaces.

**ACTION OF BOARD-**  
VARIATION GRANTED

JUL 23 2015

CITY OF CHICAGO

**THE VOTE**

JONATHAN SWAIN  
SOL FLORES  
SHEILA O'GRADY  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

**THE RESOLUTION:**

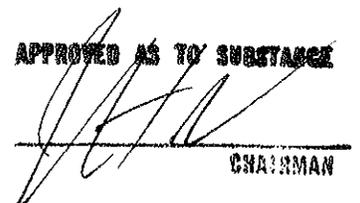
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 19, 2015, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on June 4, 2015; and

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 develop a lot whose area of 2,964 square feet is no less than 90% of the required 3,000 square feet for proposed, four-story, three-unit building with ground floor commercial/retail space and one, rear, indoor ground floor parking space and two, rear, outdoor, surface 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:** PT Equity Investment, LLC

**CAL NO.:** 206-15-Z

**APPEARANCE FOR:** William Banks

**DATE OF MEETING:**  
June 19, 2015

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 2626 W. Attrill Street

**NATURE OF REQUEST:** Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the front obstruction setback from 20' to 15' and to reduce the rear setback from 17.08' to 15' for a proposed, two-story, single-family residence with a below-grade, two car garage accessed directly from West Attrill Street.

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

**THE VOTE**

JUL 23 2015

CITY OF CHICAGO

JONATHAN SWAIN  
SOL FLORES  
SHEILA O'GRADY  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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X		
X		

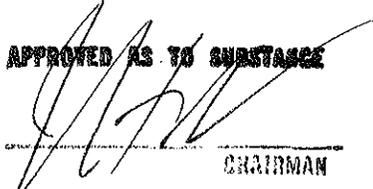
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 19, 2015, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on June 4, 2015; 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 obstruction setback to 15' and to reduce the rear setback to 15' for a proposed, two-story, single-family residence with a below-grade, two car garage accessed directly from W. Attrill Street; 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:** Chennai Express, Inc.

**CAL NO.:** 207-15-S

**APPEARANCE FOR:** William Banks

**DATE OF MEETING:**  
June 19, 2015

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 4302 N. Kedzie Avenue

**NATURE OF REQUEST:** Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a liquor store for the retail sale of package goods.

**ACTION OF BOARD.**  
APPLICATION APPROVED

**THE VOTE**

JUL 23 2015  
CITY OF CHICAGO

JONATHAN SWAIN  
SOL FLORES  
SHEILA O'GRADY  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

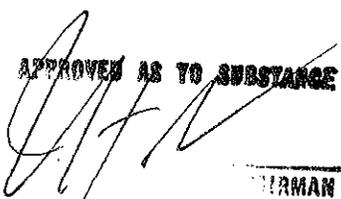
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 19, 2015, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on June 4, 2015; and

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

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

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

APPROVED AS TO SUBSTANCE  
  
SWAIN

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

**APPLICANT:** Raja Natwarlal, Inc.

**CAL NO.:** 208-15-S

**APPEARANCE FOR:** William Banks

**DATE OF MEETING:**  
June 19, 2015

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 3435 N. Sheffield Avenue

**NATURE OF REQUEST:** Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a liquor store for the retail sale of package goods.

**ACTION OF BOARD-**  
APPLICATION APPROVED

**THE VOTE**

JUL 23 2015

CITY OF CHICAGO

JONATHAN SWAIN  
SOL FLORES  
SHEILA O'GRADY  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

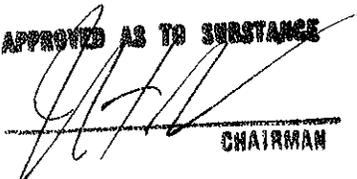
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 19, 2015, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on June 4, 2015; and

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

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

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

**APPROVED AS TO SUBSTANCE**  
  
CHAIRMAN

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

APPLICANT: Sauganash Manor, LLC

CAL NO.: 209-15-Z

APPEARANCE FOR:

DATE OF MEETING:  
June 19, 2015

APPEARANCE AGAINST:

PREMISES AFFECTED: 6020 N. Hiawatha Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the rear setback from 21.61' to 18' and to reduce the west side setback from 8.45' to 5.04' for a proposed, two-story, single-family residence with a front, two-car garage accessed directly from a new curb-cut along N. Hiawatha Avenue.

**ACTION OF BOARD.**

WITHDRAWN ON MOTION OF THE APPLICANT

**THE VOTE**

JUL 23 2015

CITY OF CHICAGO

JONATHAN SWAIN  
SOL FLORES  
SHEILA O'GRADY  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

**APPLICANT:** NJB Operations, Inc. **CAL NO.:** 210-15-S  
**APPEARANCE FOR:** Rich Toth **DATE OF MEETING:** June 19, 2015  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 3143-65 N. Milwaukee Avenue

**NATURE OF REQUEST:** Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the re-establishment of a drive-through lane to serve a one-story restaurant.

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

**THE VOTE**

JUL 23 2015  
 CITY OF CHICAGO

JONATHAN SWAIN  
 SOL FLORES  
 SHEILA O'GRADY  
 SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
RECUSED		

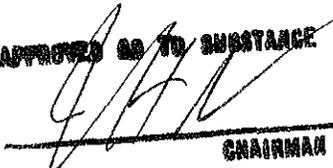
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 19, 2015, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on June 4, 2015; 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 re-establish one drive-through lane that will serve the one-story restaurant at the subject site; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The development is constructed consistent with the design, layout, materials and plans prepared by MRV Architects and dated February 24, 2015.

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:** Edwin Muldrow **CAL NO.:** 211-15-Z  
**APPEARANCE FOR:** Fred Agustin **DATE OF MEETING:**  
June 19, 2015  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 3426 S. Giles Avenue

**NATURE OF REQUEST:** Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the south side setback from 2' to 0' for a proposed, two-story addition to an existing two-story, two-unit building; the existing, rear, detached, two-car garage will remain.

**ACTION OF BOARD-  
VARIATION GRANTED**

**THE VOTE**

JUL 23 2015  
CITY OF CHICAGO

JONATHAN SWAIN  
SOL FLORES  
SHEILA O'GRADY  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

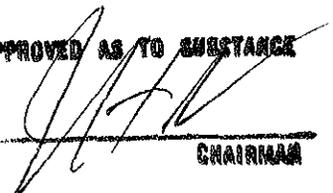
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 19, 2015, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on June 4, 2015; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the south side setback to 0' for a proposed, two-story addition to an existing two-story, two-unit building; the existing, rear, detached, two-car garage will remain; 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:** Growing Seeds Pre-school, LLC **CAL NO.:** 213-15-Z  
**APPEARANCE FOR:** Claudine David **DATE OF MEETING:** June 19, 2015  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 2750 N. Racine Avenue

**NATURE OF REQUEST:** Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the quantity of accessory, on-site, vehicular, parking spaces by no more than one (to three spaces) for a proposed first floor daycare to be established in an existing, four-story, three-unit building with ground floor commercial/retail space and a rear, detached, three-car garage.

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

**THE VOTE**

JUL 23 2015  
 CITY OF CHICAGO

JONATHAN SWAIN  
 SOL FLORES  
 SHEILA O'GRADY  
 SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

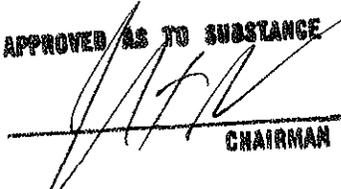
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 19, 2015, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on June 4, 2015; 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 quantity of accessory, on-site, vehicular, parking spaces by no more than one (to three spaces) for a proposed first floor daycare to be established in an existing, four-story, three-unit building with ground floor commercial/retail space and a rear, detached, three-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: Public 2, LLC c/o Teresa Rygielski

CAL NO.: 214-15-Z

APPEARANCE FOR: Joseph Cacciatore

DATE OF MEETING:  
June 19, 2015

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1509 N. Western 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 0' for a proposed four-story, 18-unit building with 18, enclosed, parking spaces and commercial/retail space on the ground floor.

ACTION OF BOARD-  
VARIATION GRANTED

THE VOTE

JUL 23 2015  
CITY OF CHICAGO

JONATHAN SWAIN  
SOL FLORES  
SHEILA O'GRADY  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

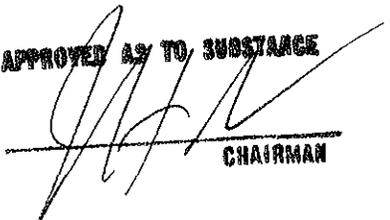
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 19, 2015, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on June 4, 2015; 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 0' for a proposed four-story, 18-unit building with 18, enclosed, parking spaces and commercial/retail space on the ground floor; 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:** Whiskey Business, LLC

**CAL NO.:** 215-15-S

**APPEARANCE FOR:** Mina Minera

**DATE OF MEETING:**  
June 19, 2015

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 1365-67 N. Milwaukee Avenue

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

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

**THE VOTE**

JUL 23 2015  
CITY OF CHICAGO

JONATHAN SWAIN  
SOL FLORES  
SHEILA O'GRADY  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
RECUSED		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 19, 2015, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on June 4, 2015; and

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

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

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

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

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

**APPLICANT:** Chicago Board of Education **CAL NO.:** 216-15-Z  
**APPEARANCE FOR:** Scott Borstein **DATE OF MEETING:**  
June 19, 2015  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 3500 N. Hoyne Avenue

**NATURE OF REQUEST:** Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the 18, on-site, required, accessory parking spaces by the greater of no more than 20% or one space (a reduction of three spaces is requested) for a proposed campus redevelopment plan for an existing elementary school at this location.

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

**THE VOTE**

JUL 23 2015  
 CITY OF CHICAGO

JONATHAN SWAIN  
 CATHERINE BUDZINSKI  
 SOL FLORES  
 SHEILA O'GRADY  
 SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 19, 2015, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on June 4, 2015; 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 18, on-site, required, accessory parking spaces by the greater of no more than 20% or one space (a reduction of three spaces is requested) for a proposed campus redevelopment plan for an existing elementary school at this location; an additional variation was granted to the applicant for the subject site in Cal. No. 217-15-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE  
  
 CHAIRMAN

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

**APPLICANT:** Chicago Board of Education

**CAL NO.:** 217-15-Z

**APPEARANCE FOR:** Scott Borstein

**DATE OF MEETING:**  
June 19, 2015

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 3500 N. Hoyne Street

**NATURE OF REQUEST:** Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the front setback for 20' to 5' for proposed, on-site, required, accessory parking spaces being established as part of a proposed campus redevelopment plan for an existing elementary school at this location.

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

**THE VOTE**

JUL 23 2015  
CITY OF CHICAGO

JONATHAN SWAIN  
SOL FLORES  
SHEILA O'GRADY  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 19, 2015, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on June 4, 2015; 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 5' for proposed, on-site, required, accessory parking spaces being established as part of a proposed campus redevelopment plan for an existing elementary school at this location; an additional variation was granted in Cal. No 216-15-Z for the subject site; 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:** V Zara/DBA Armanetti Express **CAL NO.:** 218-15-S  
**APPEARANCE FOR:** Patrick Turner **DATE OF MEETING:** June 19, 2015  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 4757 W. Fullerton Avenue

**NATURE OF REQUEST:** Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a liquor store for the sale of packaged goods.

**ACTION OF BOARD-**  
APPLICATION APPROVED

**THE VOTE**

JUL 23 2015

CITY OF CHICAGO

JONATHAN SWAIN  
SOL FLORES  
SHEILA O'GRADY  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X

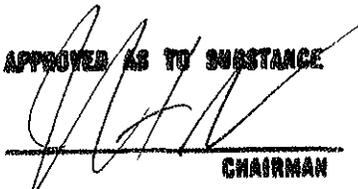
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 19, 2015, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on June 4, 2015; and

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

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

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

APPROVED AS TO SUBSTANCE  
  
CHAIRMAN

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

**APPLICANT:** Reliable Asphalt Corporation

**CAL NO.:** 219-15-A

**APPEARANCE FOR:**

**DATE OF MEETING:**  
June 19, 2015

**APPEARANCE AGAINST:**

**PREMISES AFFECTED:** 4614 W. Grand Avenue

**NATURE OF REQUEST:** Application for a appeal under Chapter 17 of the Zoning Ordinance for the approval of the establishment of Appeal of a decision by the Zoning Administrator that the proposed outdoor storage of materials produced by the adjacent recycling facility, which was established pursuant to a special use, would be deemed an increase in the area and function of the aforementioned, existing, adjacent, special use.

**ACTION OF BOARD-**

CASE CONTINUED TO AUGUST 21, 2015

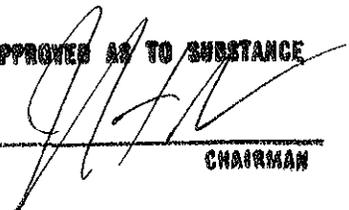
**THE VOTE**

JUL 23 2015  
CITY OF CHICAGO

JONATHAN SWAIN  
SOL FLORES  
SHEILA O'GRADY  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

**APPROVED AS TO SUBSTANCE**



CHAIRMAN

ZONING BOARD OF APPEALS  
CITY OF CHICAGO

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



JUL 29 2015  
CITY OF CHICAGO

**J3 Development, LLC**  
APPLICANT

**220-15-S**  
CALENDAR NUMBER

**1414 W. Flournoy**  
PREMISES AFFECTED

**June 19, 2015**  
HEARING DATE

Rolando R. Acosta  
APPEARANCE FOR APPLICANT

Jeffery Manderscheid & Daniel Hill  
APPEARANCE FOR OBJECTOR

**NATURE OF REQUEST**

Application for a variation to reduce the front setback from 13.35' to 2'; to reduce the rear setback from 31.14' to 21.5'; to reduce the west side setback from 2' to 0'; to reduce the east side setback from 2' to 0'; and to reduce the combined side setback from 4.8' to 0' for a proposed two-story single-family residence with a rear detached two-car garage with a rooftop deck.

**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"/>
Sol Flores	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sheila O'Grady	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sam Toia	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**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 June 19, 2015, after due notice thereof as provided under Section 17-13-0107-B of the Chicago Zoning Ordinance ("Zoning Ordinance") and by publication in the *Chicago Sun-Times*; and

WHEREAS, Mr. Rolando Acosta, counsel for the Applicant, summarized the facts of the history of the affected property and explained the underlying basis for the relief sought;

WHEREAS, Mr. Armando Chacon, one the Applicant's principals, testified on behalf of the Applicant; that he has resided in the general area of the subject property for over

twenty-five (25) years and actually lived in the immediate neighborhood of the subject property for about ten (10) years; that his children attend school about a block from the subject property; that he is therefore very familiar with the area; that he is a real estate professional as he is the managing partner of Century 21 SGR in the City; that he is also the president of the West Central Association, an association that's geography includes the immediate area and is a delegate agency; that the subject property is approximately twenty-two feet (22') wide and approximately 111' long; that the Applicant purchased the property with the intent to build a single-family home; that the proposed home will be a two-and-a-half stories with four (4) bedrooms and two (2) bathrooms; that the proposed home will be for development; that if the proposed home were to be built in strict accordance with this Zoning Ordinance, this would result in particular hardship; that if the proposed home were built without side or front setback relief, the proposed home would have inadequate interior spaces; that the length of the lot makes building the proposed home challenging; and

WHEREAS, in response to questions by the Board, Mr. Chacon testified that without the requested relief, the proposed home's bedrooms become too small, somewhere in the range of seven feet (7') wide; and

WHEREAS, Mr. Chacon then testified that a standard bedroom is approximately twelve feet by ten feet (12' x 10'); that with the requested relief, the proposed home's bedrooms would be ten feet by nine-and-a-half feet (10' x 9.5'); that therefore, even with the relief, the proposed home's bedrooms would still not be very large; that if the Applicant had to build the proposed home with inadequate interior spaces, the subject property could not yield a reasonable rate of return as the Applicant would not build the proposed home; that the Applicant would not build the proposed home because said home would not be marketable; that the adjacent structures to the east and west of the subject property have both been built to the property line; that with respect to the adjacent structure to the west, the owner acquired what was once approximately nineteen inches (19") of the subject lot; that said structure is built to that line, making the subject property's lot only twenty-two-and-a-half feet (22.5') wide at the front of the lot; that therefore said adjacent structure to the west is not only built to its eastern property line but also is built to a foot (1') of its front property line; that the Applicant's proposed home will be set back two feet (2') from the subject property's front property line; that a standard City lot is 25' x 125'; that the subject property is 22.5' x 111'; that the subject property is therefore a substandard lot; that the adjacent structures to the east and west of the subject property generate unique circumstances as they are built to the property line; that the proposed variation would not alter the essential character of the neighborhood and instead be very consistent with said character; that he then testified that the aerial map and series of photographs presented to the Board depicted true and accurate conditions of the neighborhood; and

WHEREAS, in response to questions by the Board, Mr. Chacon testified that the conditions were properties built adjacent to one another to the side property lines; and

WHEREAS, Mr. Chacon testified that with respect to public safety, building something on the lot promotes public safety when compared to a vacant lot; that the Applicant had been approached by a neighbor thanking the Applicant for its intent to develop the subject property; that the proposed variation would not be detrimental to properties in the surrounding neighborhood; that instead, the proposed variation would improve the surrounding neighborhood because of the new construction as the Applicant has cleaned up the site; that the subject property was previously developed to the lot line as the foundation for the previous structure still exists on the subject property; and

WHEREAS, Mr. Jeffrey Manderscheid and Mr. Daniel Hill, stated they were counsel for the owner of 1418 W. Florunoy; that said owner was objecting to the requested variation; that Mr. Manderscheid and Mr. Hill were then granted leave to cross-examine Mr. Chacon; and

WHEREAS, Mr. Chacon further testified that he and his partner put together some estimates and projections to establish the Applicant's rate of return; that he did not bring said projections with him; and

WHEREAS, in response to questions by the Board, Mr. Chacon testified that in establishing the rate of return, he and his partner assumed that there would not be anything other than a single-family home built on the subject property; that although the Applicant initially considered something other than single-family, the Applicant established early on that the lower-density project of single-family home on the subject property was more fitting for the block and the neighborhood than a condominium building; that it is his position that the Applicant would not build a single-family home that was too narrow; that therefore, the Applicant would have a negative rate of return on the subject property if it were not granted the requested variation; that if the variation is granted, the Applicant's rate of return is around fifteen percent (15%); and

WHEREAS, Mr. Manderscheid and Mr. Hill continued their cross-examination of Mr. Chacon; that Mr. Chacon further testified that his business is to make money; that the Applicant made the request for variation to make more money than the Applicant could without the variation; that the requested variation should not affect the owner of 1418 W Flournoy as the structure of 1418 W Flournoy has no windows on that side; that there probably is an existing light well on that side of the property; that he is not aware of any specific crime that took place on the subject property while said property was vacant; that the Applicant would not be building anything that violates fire, life or safety so he is not aware that the Applicant's proposed home would violate fire, life, or safety codes; and

WHEREAS, Mr. George Blakemore testified in objection to the application; and

WHEREAS, Mr. Acosta was granted leave to call Mr. Mike O'Leary as a rebuttal witness; and

WHEREAS, Mr. O'Leary, the Applicant's architect, testified on behalf of the Applicant; that he has been a licensed architect in the state of Illinois for over thirty-five

(35) years; that he is primarily a residential architect and has designed hundreds of homes; that he is very familiar with the City's Building Code ("Building Code"); that one cannot place windows on a property line under the Building Code; that instead, one has to build alcoves to separate the windows from the property line; that these alcoves are required if one wants light and ventilation from the walls; that the alcove on the structure at 1418 W. Flourney was built specifically for that purpose; that there are no fire or safety concerns with construction of a building to the property lines adjacent to another building; that the Applicant would not be able to receive a building permit if there were any kind of Building Code issue about building a structure to a property line; that although the Applicant is before the Board to receive a variation to address building a structure to a property line, there is no safety issue; and

WHEREAS, Mr. Manderscheid and Mr. Hill were given leave to cross-examine Mr. O'Leary; that Mr. O'Leary further testified, in his opinion, the purpose of setbacks under this Zoning Ordinance is to give space between the neighboring lots; that there is absolutely no safety issue with going property to property line with the design for the proposed home; that there is no risk of fire; that there is going to be an entry out of the front of the proposed home and an entry out of the rear of the proposed home; that there does not have to be a sidewalk to have an exit from the proposed home; that exits in opposite directions are safe and are actually safer than two (2) exits coming to the street; that sometimes the City's Department of Buildings ("Buildings") will not accept an exit from the rear yard to the front of the building if there is an option to go to the alley; that Buildings prefers that there are two directions of travel and that the exits to the structure be in opposite directions; that the Applicant will be required to use fire rated assemblies; that a three (3) hour fire rated assembly is required for the bare walls; that the proposed parapet has to be three (3) feet high to prevent any type of fire jumping to the neighboring buildings; that this is per the Building Code; that the proposed home is very similar to both existing buildings on the west and east of the subject property; that the buildings west and east of the subject property are both built on the side property line; that there is no issue regarding maintenance; 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 variations:

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 variation regarding

reducing the front and side setbacks 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) that the subject property cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance as the lot would remain vacant without the requested variation and would therefore have a negative rate of return; (2) the practical difficulty or particular hardship of the property is due to the substandard size of the subject property; and (3) the variation, if granted, will not alter the essential character of the neighborhood as many of the properties in the neighborhood – including the properties east and west of the subject property – have structures that are built to the side property line and are built very close to the front property line.

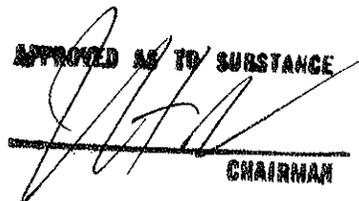
3. The Board, in making its determination pursuant to 17-13-1107-C that a practical difficulty or particular hardship exists, took into account that evidence was presented that: (1) the substandard lot size of the subject property results in particular hardship upon the Applicant if the strict letter of the Zoning Ordinance were carried out; (2) the substandard lot size is a condition not generally applicable to other property in a RT-4 zoning district; (3) profit is not the sole motive for the Applicant as the Applicant is building a lower-density, single-family home on the subject property rather than a multifamily condominium building; (4) the Applicant did not create the hardship in question as it did not create the substandard lot; (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 Law (735 ILCS 5/3-101 *et. seq.*).

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

**APPLICANT:** Joseph J. Tomaska

**CAL NO.:** 221-15-Z

**APPEARANCE FOR:** Thomas Raines

**DATE OF MEETING:**  
June 19, 2015

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 1740 W. Erie Street

**NATURE OF REQUEST:** Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the east side setback from 2' to 0' and to reduce the combined side setback from 5' to 2.8' for a proposed, rear, three-story addition to an existing, three-story, three-unit building being converted to a single-family residence; a deck will be established covering the entire roof of the residential structure and rear, detached, two-car garage will also be constructed.

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

**THE VOTE**

JUL 23 2015

CITY OF CHICAGO

JONATHAN SWAIN

SOL FLORES

SHEILA O'GRADY

SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X

**THE RESOLUTION:**

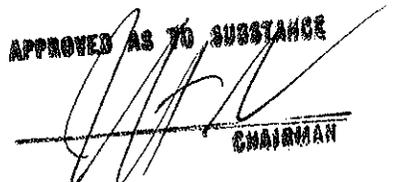
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 19, 2015, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on June 4, 2015; and

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 setback to 0' and to reduce the combined side setback to 2.8' for a proposed, rear, three-story addition to an existing, three-story, three-unit building being converted to a single-family residence; a deck will be established covering the entire roof of the residential structure and rear, detached, two-car garage will also be constructed; 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:** Robert R. Stauffer and Huan J. Chang

**CAL NO.:** 222-15-Z

**APPEARANCE FOR:** Sara Barnes

**DATE OF MEETING:**  
June 19, 2015

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 3741 N. Albany Avenue

**NATURE OF REQUEST:** Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to increase the pre-existing floor area of 7,751.64 square feet by no more than 15% (473 square feet) for a proposed, three-story, rear addition and one-story, rear deck to be built onto an existing, three-story, four-unit building being de-converted to a single family residence.

**ACTION OF BOARD-**  
VARIATION GRANTED

**THE VOTE**

JUL 23 2015  
CITY OF CHICAGO

JONATHAN SWAIN  
SOL FLORES  
SHEILA O'GRADY  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

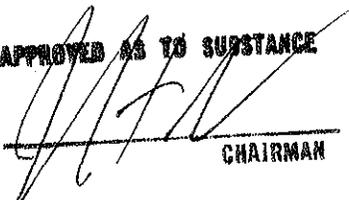
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 19, 2015, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on June 4, 2015; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to increase the pre-existing floor area of 7,751.64 square feet by no more than 15% (473 square feet) for a proposed, three-story, rear addition and one-story, rear deck to be built onto an existing, three-story, four-unit building being de-converted to a single family residence; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

**APPROVED AS TO SUBSTANCE**  
  
CHAIRMAN

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

**APPLICANT:** Robert R. Stauffer and Huan J. Chang      **CAL NO.:** 223-15-Z  
**APPEARANCE FOR:** Sara Barnes      **DATE OF MEETING:** June 19, 2015  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 3741 N. Albany Avenue

**NATURE OF REQUEST:** Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the north side setback from 4' to 0.41'; to reduce the combined side setback from 10' to 3.58'; and, to reduce the rear setback from 35.09' to 31.72' for a proposed, three-story, rear addition and one-story, rear deck to be built onto an existing, three-story, four-unit building being de-converted to a single family residence.

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

**THE VOTE**

JUL 23 2015

CITY OF CHICAGO

JONATHAN SWAIN  
 SOL FLORES  
 SHEILA O'GRADY  
 SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

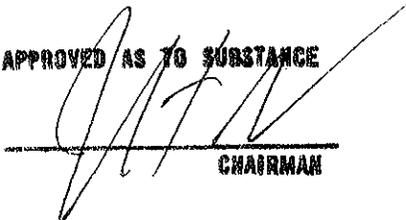
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 19, 2015, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on June 4, 2015; 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 side setback to 0.41'; to reduce the combined side setback to 3.58'; and, to reduce the rear setback to 31.72' for a proposed, three-story, rear addition and one-story, rear deck to be built onto an existing, three-story, four-unit building being de-converted to a single family residence; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE  
  
 \_\_\_\_\_  
 CHAIRMAN

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

APPLICANT: Keith M. Rudman Revocable Trust

CAL NO.: 224-15-Z

APPEARANCE FOR:

DATE OF MEETING:

June 19, 2015

APPEARANCE AGAINST:

PREMISES AFFECTED: 1354 W. Flournoy Street

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the front setback from 13.08' to 10'; to reduce the north side setback from 2.5' to 2'; and, to reduce the rear setback from 30.52' to 24' for a proposed, two-story, single-family residence with a rear, attached, two-car garage with an open porch.

**ACTION OF BOARD-**

WITHDRAWN ON MOTION OF THE APPLICANT

**THE VOTE**

JUL 23 2015  
CITY OF CHICAGO

JONATHAN SWAIN  
SOL FLORES  
SHEILA O'GRADY  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT:

Keith M.. Rudman Revocable Trust

CAL NO.: 225-15-Z

APPEARANCE FOR:

DATE OF MEETING:

June 19, 2015

APPEARANCE AGAINST:

PREMISES AFFECTED:

1354 W. Flournoy Street

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the rear yard open space from 177.12 square feet to 0 square feet for a proposed, two-story, single-family residence with a rear, attached, two-car garage with an open porch.

ACTION OF BOARD-

WITHDRAWN ON MOTION OF THE APPLICANT

THE VOTE

JUL 23 2015

CITY OF CHICAGO

JONATHAN SWAIN

SOL FLORES

SHEILA O'GRADY

SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

**APPLICANT:** 1944 W. Crystal Partners, LLC **CAL NO.:** 226-15-Z

**APPEARANCE FOR:** **DATE OF MEETING:**

June 19, 2015

**APPEARANCE AGAINST:**

**PREMISES AFFECTED:** 1944 West Crystal Street

**NATURE OF REQUEST:** Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to allow for the establishment of three residential units on a lot whose minimum area of 2,845.92 square feet is no less than 90% of the required 3,000 square feet for a proposed, three-story, three-unit building with a rear, detached, three-car garage.

**ACTION OF BOARD.**

CASE CONTINUED TO SEPTEMBER 18, 2015

**THE VOTE**

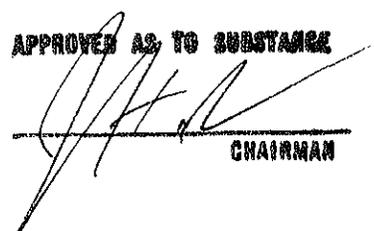
JUL 23 2015

CITY OF CHICAGO

JONATHAN SWAIN  
SOL FLORES  
SHEILA O'GRADY  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

**APPROVED AS TO SUBSTANCE**



**CHAIRMAN**

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

APPLICANT:

1944 W. Crystal Partners, LLC

CAL NO.: 227-15-Z

APPEARANCE FOR:

DATE OF MEETING:

June 19, 2015

APPEARANCE AGAINST:

PREMISES AFFECTED:

1944 W. Crystal Street

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to allow for the establishment of a 550 square foot, rear, detached, three-car garage, which is no greater than 10% (36.35 square feet) larger than what would otherwise be permitted (513.63 square feet) and is accessory to a proposed, three-story, three-unit building with a rear, detached, three-car garage.

**ACTION OF BOARD-**

CASE CONTINUED TO SEPTEMBER 18, 2015

**THE VOTE**

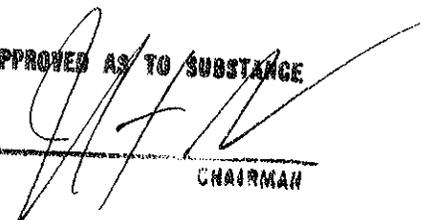
JUL 23 2015

CITY OF CHICAGO

JONATHAN SWAIN  
SOL FLORES  
SHEILA O'GRADY  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

**APPLICANT:** Rob & Rae Duncan

**CAL NO.:** 228-15-Z

**APPEARANCE FOR:** Sara Barnes

**DATE OF MEETING:**  
June 19, 2015

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 410 W. Webster Avenue

**NATURE OF REQUEST:** Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the rear setback from 17.5' to 5.03'; to reduce the west side setback from 2' to 0'; to reduce the east side setback from 2' to 0'; to reduce the combined side setback from 4.05' to 0'; and, to reduce the alley parking access setback from 2' to 0' for a proposed one-story addition, which will include a one-car garage, upon which will be located 66.89 square feet of rear yard open space via a roof deck; such garage will be connected to the existing single family residence via a breezeway.

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

**THE VOTE**

JUL 23 2015

CITY OF CHICAGO

JONATHAN SWAIN  
SOL FLORES  
SHEILA O'GRADY  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 19, 2015, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on June 4, 2015; 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 5.03'; to reduce the west side setback to 0'; to reduce the east side setback to 0'; to reduce the combined side setback to 0'; and, to reduce the alley parking access setback from 2' to 0' for a proposed one-story addition, which will include a one-car garage, upon which will be located 66.89 square feet of rear yard open space via a roof deck; such garage will be connected to the existing single family residence via a breezeway; 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.

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

APPLICANT: William Senne CAL NO.: 229-15-Z
APPEARANCE FOR: Sara Barnes DATE OF MEETING: June 19, 2015
APPEARANCE AGAINST: None
PREMISES AFFECTED: 2006 W. Webster 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 0' for a proposed, four-story, three-unit building with ground floor office space and six, on-site, accessory, parking spaces.

ACTION OF BOARD- VARIATION GRANTED

THE VOTE

JUL 23 2015 CITY OF CHICAGO

JONATHAN SWAIN
SOL FLORES
SHEILA O'GRADY
SAM TOIA

Table with 3 columns: AFFIRMATIVE, NEGATIVE, ABSENT. Rows show 'X' marks in the AFFIRMATIVE column for all four names.

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 19, 2015, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on June 4, 2015; 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 0' for a proposed, four-story, three-unit building with ground floor office space and six, on-site, accessory, 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

Handwritten signature of the Chairman over a line, with the word CHAIRMAN printed below.

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

**APPLICANT:** Edward and Karyn Kruschka

**CAL NO.:** 230-15-Z

**APPEARANCE FOR:** Sara Barnes

**DATE OF MEETING:**  
June 19, 2015

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 2029 N. Hoyne Avenue

**NATURE OF REQUEST:** Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the rear setback from 28' to 0' and to allow for the 225 square feet of rear yard open space to be established on the roof of a proposed, rear, two-car garage with a rooftop deck, accessed by an external staircase, the existing, two-story, single family residence will remain.

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

**THE VOTE**

JUL 23 2015  
CITY OF CHICAGO

JONATHAN SWAIN  
SOL FLORES  
SHEILA O'GRADY  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

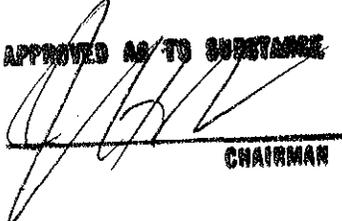
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 19, 2015, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on June 4, 2015; 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 0' and to allow for the 225 square feet of rear yard open space to be established on the roof of a proposed, rear, two-car garage with a rooftop deck, accessed by an external staircase, the existing, two-story, single family residence will remain; 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:** William and Carolyn DeVar

**CAL NO.:** 231-15-Z

**APPEARANCE FOR:** Nick Ftikas

**DATE OF MEETING:**

June 19, 2015

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 2709 N. Southport Avenue

**NATURE OF REQUEST:** Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the rear setback from 34.78' to 23.67'; to reduce the south side setback from 2' to 0'; to reduce the north side setback from 2' to 0.5'; and, to reduce the combined side setback from 5' to 0.5' for a proposed, rear, two-car garage with a rooftop deck, accessed by an external staircase; the existing, two-story, single family residence will remain.

**ACTION OF BOARD:**  
VARIATION GRANTED

**THE VOTE**

JUL 23 2015

CITY OF CHICAGO

JONATHAN SWAIN  
SOL FLORES  
SHEILA O'GRADY  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

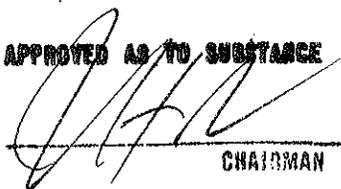
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 19, 2015, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on June 4, 2015; 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 23.67'; to reduce the south side setback to 0'; to reduce the north side setback to 0.5'; and, to reduce the combined side setback to 0.5' for a proposed, rear, two-car garage with a rooftop deck, accessed by an external staircase; the existing, two-story, single family residence will remain; 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:** Mathew Brody

**CAL NO.:** 232-15-Z

**APPEARANCE FOR:** Nick Ftikas

**DATE OF MEETING:**  
June 19, 2015

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 1534 North Wieland Street

**NATURE OF REQUEST:** Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the rear setback from 25.07' to 20.99'; to reduce the combined side setback from 5' to 4.22'; and, to reduce the front obstruction setback from 20' to 13.19' for a proposed, rear, two-story, bay window and front porch which wraps around to the north wall of the existing, single family residence with a front below grade, two-car garage accessed directly from N. Wieland Street.

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

**THE VOTE**

JUL 23 2015  
CITY OF CHICAGO

JONATHAN SWAIN  
SOL FLORES  
SHEILA O'GRADY  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 19, 2015, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on June 4, 2015; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the rear setback to 20.99'; to reduce the combined side setback to 4.22'; and, to reduce the front obstruction setback to 13.19' for a proposed, rear, two-story, bay window and front porch which wraps around to the north wall of the existing, single family residence with a front below grade, two-car garage accessed directly from N. Wieland Street; 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: Laura Krajecki and Darius Smolinski

CAL NO.: 233-15-Z

APPEARANCE FOR:

DATE OF MEETING:

June 19, 2015

APPEARANCE AGAINST:

PREMISES AFFECTED: 1826 N. Wilmot Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the northwest side setback from 2' to 0'; to reduce the southeast side setback from 2' to 0'; to reduce the combined side setback from 4.8' to 0'; and, to reduce the rear setback from 28' to 26.91' for a proposed, rear, three-story, addition with a three-story spiral staircase and a first floor open deck connected, via a catwalk with stair access to grade level, to a proposed rooftop deck to be established on an existing, rear, two-car garage; the existing, three-story, three-unit building will be de-converted to a single family residence.

ACTION OF BOARD-  
CASE CONTINUED TO JULY 17, 2015

THE VOTE

JUL 23 2015

CITY OF CHICAGO

JONATHAN SWAIN

SOL FLORES

SHEILA O'GRADY

SAM TOIA

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:** Oxford Lane Securities, LLC

**CAL NO.:** 234-15-Z

**APPEARANCE FOR:** Nick Ftikas

**DATE OF MEETING:**

June 19, 2015

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 2941-47 N. Clark Street

**NATURE OF REQUEST:** Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the quantity of accessory, on-site, vehicular parking spaces by no more than 20% (to 18 spaces) for a proposed four-story, 21-unit building with ground floor commercial/retail space and 18, rear, partially-covered, surface, parking spaces.

**ACTION OF BOARD-**  
VARIATION GRANTED

**THE VOTE**

JUL 23 2015

CITY OF CHICAGO

JONATHAN SWAIN

SOL FLORES

SHEILA O'GRADY

SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		

**THE RESOLUTION:**

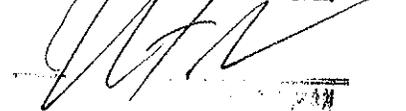
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 19, 2015, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on June 4, 2015; and

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 quantity of accessory, on-site, vehicular parking spaces by no more than 20% (to 18 spaces) for a proposed four-story, 21-unit building with ground floor commercial/retail space and 18, rear, partially-covered, surface, parking spaces at the subject site; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE



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

APPLICANT:

ABM, LLC

CAL NO.: 235-15-S

APPEARANCE FOR:

DATE OF MEETING:

June 19, 2015

APPEARANCE AGAINST:

PREMISES AFFECTED:

4834 S. Halsted Street

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of an outdoor container and truck storage facility.

**ACTION OF BOARD.**

CASE CONTINUED TO SEPTEMBER 18, 2015

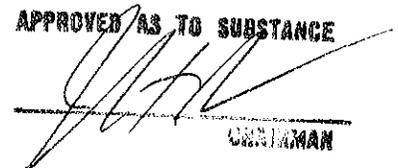
**THE VOTE**

JUL 23 2015  
CITY OF CHICAGO

JONATHAN SWAIN  
SOL FLORES  
SHEILA O'GRADY  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: 3506 Hospitality, LLC

CAL NO.: 303-14-S

APPEARANCE FOR: Thomas Moore

DATE OF MEETING:  
June 19, 2015

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3506-14 N. Clark Street

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a 3,052 square foot, outdoor, rooftop patio on the second floor of an existing restaurant.

ACTION OF BOARD-  
APPLICATION APPROVED

THE VOTE

JUL 23 2015  
CITY OF CHICAGO

JONATHAN SWAIN  
SOL FLORES  
SHEILA O'GRADY  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
RECUSED		

THE RESOLUTION:

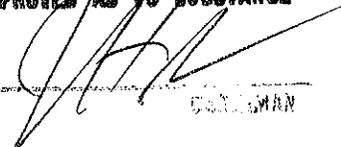
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 19, 2015, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on July 31, 2014; and

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 3,052 square foot, outdoor, rooftop patio on the second floor of an existing restaurant at the subject site; two additional special uses for off-site parking to serve the restaurant were granted in Cal. No. 304-14-S and 305-14-S; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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

APPROVED AS TO SUBSTANCE

  
JONATHAN SWAIN

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

**APPLICANT:** 3606 Hospitality LLC

**CAL NO.:** 304-14-S

**APPEARANCE FOR:** Thomas Moore

**DATE OF MEETING:**  
June 19, 2015

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 3466 N. Clark Street

**NATURE OF REQUEST:** Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a 5-space, off-site, required, accessory parking lot to serve an existing restaurant located at 3506-14 N. Clark Street.

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

**THE VOTE**

JUL 23 2015  
CITY OF CHICAGO

JONATHAN SWAIN  
SOL FLORES  
SHEILA O'GRADY  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
RECUSED		

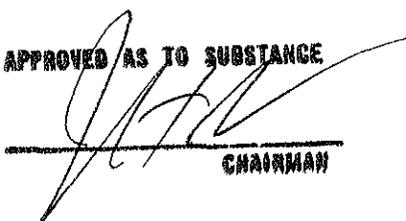
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 19, 2015, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on July 31, 2014; 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 5-space, off-site, required, accessory parking lot at the subject site, to serve an existing restaurant located at 3506-14 North Clark Street ;expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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

APPROVED AS TO SUBSTANCE  
  
CHAIRMAN

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

**APPLICANT:** 3506 Hospitality LLC

**CAL NO.:** 305-14-S

**APPEARANCE FOR:** Thomas Moore

**DATE OF MEETING:**  
June 19, 2015

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 3458 N. Clark Street

**NATURE OF REQUEST:** Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a 17-space, off-site, required, accessory parking lot to serve an existing restaurant located at 3506-14 North Clark Street.

**ACTION OF BOARD-**  
APPLICATION APPROVED

**THE VOTE**

JUL 23 2015  
CITY OF CHICAGO

JONATHAN SWAIN  
SOL FLORES  
SHEILA O'GRADY  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
RECUSED		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 19, 2015, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on July 31, 2014; 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 17-space, off-site, required, accessory parking lot to serve an existing restaurant located at 3506-14 North Clark Street ; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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

APPROVED AS TO SUBSTANCE  
  
CHAIRMAN

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

APPLICANT:

Migert Baburi

CAL NO.: 417-14-Z

APPEARANCE FOR:

DATE OF MEETING:

June 19, 2015

APPEARANCE AGAINST:

PREMISES AFFECTED:

3718 N. Springfield Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the rear setback from 28.84' to 2'; to reduce the north side setback from 5' to 4.33'; and, to increase the floor area ratio from 0.65 to 0.75 for a proposed, two-story, rear addition, including an attached garage, to an existing, two-story, single-family residence.

ACTION OF BOARD-

DISMISSED FOR WANT OF PROSECUTION

THE VOTE

JUL 28 2015  
CITY OF CHICAGO

JONATHAN SWAIN  
SOL FLORES  
SHEILA O'GRADY  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: POGN, LLC CAL NO.: 17-15-S
APPEARANCE FOR: John Fritchey DATE OF MEETING: June 19, 2015
APPEARANCE AGAINST: George Blakemore
PREMISES AFFECTED: 220 S. Green Street

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a non-accessory parking garage for 45 spaces in a proposed 177-space parking garage at this location; the remaining 132 spaces will serve for the exclusive use of the 60 units to be located in this proposed 10-story building.

ACTION OF BOARD- APPLICATION APPROVED

THE VOTE

JUL 23 2015
CITY OF CHICAGO

JONATHAN SWAIN
SOL FLORES
SHEILA O'GRADY
SAM TOIA

Table with 3 columns: AFFIRMATIVE, NEGATIVE, ABSENT. Rows show affirmative votes (X) for Jonathan Swain, Sol Flores, Sheila O'Grady, and Sam Toia.

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 19, 2015, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 15, 2015; 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; Mr. George Blakemore testified in opposition to the application; the applicant shall be permitted to establish a non-accessory parking garage for 45 spaces in a proposed 177-space parking garage at this location; the remaining 132 spaces will serve for the exclusive use of the 60 units to be located in this proposed 10-story building; a variation was also granted in Cal. No. 18-15-S to the subject site; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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

APPROVED AS TO SUBSTANCE
[Signature]
CHAIRMAN

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

**APPLICANT:** POGN, LLC **CAL NO.:** 18-15-Z

**APPEARANCE FOR:** John Fritchey **DATE OF MEETING:**  
June 19, 2015

**APPEARANCE AGAINST:** George Blakemore

**PREMISES AFFECTED:** 220 S. Green Street

**NATURE OF REQUEST:** Application for a special use under Chapter 17 of the Zoning Ordinance for the approval to reduce the rear setback from 30' to 15'; to reduce the rear setback off of the alley for a garage entrance from 2' to 1'; and, to eliminate the one required, off-street 10' x 14' x 25' loading berth for a proposed, 10-story, 60-unit building with a 177- space parking garage located on the first three floors.

**ACTION OF BOARD-  
VARIATION GRANTED**

**THE VOTE**

JUL 23 2015  
CITY OF CHICAGO

JONATHAN SWAIN  
SOL FLORES  
SHEILA O'GRADY  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

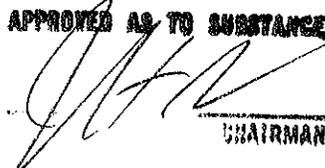
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 19, 2015, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 15, 2015; 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; Mr. George Blakemore testified in opposition to the application; a special use was also granted in Cal. No. 17-15-S; the applicant shall also be permitted to reduce the rear setback to 15'; to reduce the rear setback off of the alley for a garage entrance to 1'; and, to eliminate the one required, off-street 10' x 14' x 25' loading berth for a proposed, 10-story, 60-unit building with a 177- space parking garage located on the first three floors; 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: Geneva Seal, Inc. CAL NO.: 56-15-S
APPEARANCE FOR: Ken Sain DATE OF MEETING: June 19, 2015
APPEARANCE AGAINST: George Blakemore
PREMISES AFFECTED: 112 E. Oak Street

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

ACTION OF BOARD- APPLICATION APPROVED

THE VOTE

JUL 29 2015 CITY OF CHICAGO

JONATHAN SWAIN SOL FLORES SHEILA O'GRADY SAM TOIA

Table with 3 columns: AFFIRMATIVE, NEGATIVE, ABSENT. Rows for Jonathan Swain, Sol Flores, Sheila O'Grady, and Sam Toia, 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 June 19, 2015, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on March 5, 2015; 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; Mr. George Blakemore testified in opposition to the application; the applicant shall be permitted to establish a valuable objects dealers license at the subject site; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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

APPROVED AS TO SUBSTANCE [Signature] CHAIRMAN

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

**APPLICANT:** Greenview Custom, LLC **CAL NO.:** 89-15-Z  
**APPEARANCE FOR:** Kate Duncan **DATE OF MEETING:**  
June 19, 2015  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 3748 N. Greenview Avenue

**NATURE OF REQUEST:** Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the front setback from 8.29' to 0' and to reduce the rear setback from 19.36' to 10.25' for a proposed, three-story, single-family residence with a front, attached, three-car garage which access the alley adjacent to the southern boundary of the subject property.

**ACTION OF BOARD-  
VARIATION GRANTED**

**THE VOTE**

JUL 23 2015  
CITY OF CHICAGO

JONATHAN SWAIN  
SOL FLORES  
SHEILA O'GRADY  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 19, 2015, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on April 2, 2015; 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 0' and to reduce the rear setback to 10.25' for a proposed, three-story, single-family residence with a front, attached, three-car garage which access the alley adjacent to the southern boundary of the subject property; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

**APPROVED AS TO SUBSTANCE**

*[Handwritten Signature]*

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

**APPLICANT:** Mark Cozzi **CAL NO.:** 96-15-Z  
**APPEARANCE FOR:** Thomas Moore **DATE OF MEETING:**  
June 19, 2015  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 1950 N. Howe Street

**NATURE OF REQUEST:** Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the rear setback from 35.13' to 2'; to reduce the north side setback from 2.47' to 0'; to reduce the south side setback from 2.47' to 0'; and, to reduce the combined side setback from 6.18' to 0' for a proposed three-story, single-family residence connected to a rear, three-car garage, with an open roof deck pergola, via a partially enclosed walkway and open staircase.

**ACTION OF BOARD-  
VARIATION GRANTED**

**THE VOTE**

JUL 23 2015  
CITY OF CHICAGO

JONATHAN SWAIN  
SOL FLORES  
SHEILA O'GRADY  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 19, 2015, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on April 2, 2015; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the rear setback to 2'; to reduce the north side setback to 0'; to reduce the south side setback to 0'; and, to reduce the combined side setback to 0' for a proposed three-story, single-family residence connected to a rear, three-car garage, with an open roof deck pergola, via a partially enclosed walkway and open staircase ; 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: Health Elements Foot Spa, Inc.

CAL NO.: 100-15-S

APPEARANCE FOR:

DATE OF MEETING:

June 19, 2015

APPEARANCE AGAINST:

PREMISES AFFECTED: 1125 W. 31st Street

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

ACTION OF BOARD-  
CASE CONTINUED TO AUGUST 21, 2015

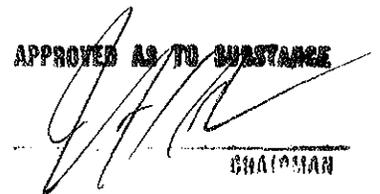
THE VOTE

JUL 23 2015  
CITY OF CHICAGO

JONATHAN SWAIN  
SOL FLORES  
SHEILA O'GRADY  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

**APPLICANT:** Belmont Hair Care LLC **CAL NO.:** 101-15-S  
**APPEARANCE FOR:** Avni Shah **DATE OF MEETING:**  
June 19, 2015  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 5554 W. Belmont Avenue

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

**ACTION OF BOARD-**  
APPLICATION APPROVED

**THE VOTE**

JUL 23 2015  
CITY OF CHICAGO

JONATHAN SWAIN  
SOL FLORES  
SHEILA O'GRADY  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 19, 2015, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on April 2, 2015; and

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

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

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

**APPROVED AS TO SUBSTANCE**  
  
 CHAIRMAN

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

APPLICANT: CCA Academy

CAL NO.: 103-15-S

APPEARANCE FOR: Ronald Nolen

DATE OF MEETING:

June 19, 2015

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1219-21 S. Pulaski Road

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a 26-space, non-required, accessory, surface parking lot to serve a proposed school located at 1231 S. Pulaski Road.

ACTION OF BOARD-  
APPLICATION APPROVED

THE VOTE

JUL 23 2015  
CITY OF CHICAGO

JONATHAN SWAIN  
SOL FLORES  
SHEILA O'GRADY  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

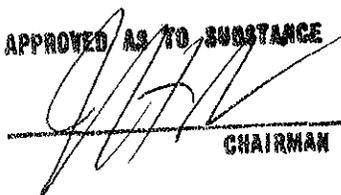
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 19, 2015, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on April 2, 2015; 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 26-space, non-required, accessory, surface parking lot to serve a proposed school located at 1231 S. Pulaski Road ; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The development is constructed consistent with the design, layout and plans prepared by Latent Design and dated July 1, 2015.

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:** CCA Academy

**CAL NO.:** 104-15-Z

**APPEARANCE FOR:**

**DATE OF MEETING:**

June 19, 2015

**APPEARANCE AGAINST:**

**PREMISES AFFECTED:** 1219-21 S. Pulaski Road

**NATURE OF REQUEST:** Application for a variation under Chapter 17 of the Zoning Ordinance for the approval of the establishment of to reduce the south side setback from 5' to 1' for a proposed, 29-space, non-required, accessory, surface parking lot to serve a proposed school located at 1231 S. Pulaski Road.

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

**THE VOTE**

JUL 23 2015

CITY OF CHICAGO

JONATHAN SWAIN  
SOL FLORES  
SHEILA O'GRADY  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

**APPROVED AS TO SUBSTANCE**

**CHAIRMAN**

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

**APPLICANT:** Harborside Illinois Grown Medicine, Inc.

**CAL NO.:** 180-15-S

**APPEARANCE FOR:**

**DATE OF MEETING:**

June 19, 2015

**APPEARANCE AGAINST:**

**PREMISES AFFECTED:** 1111 East 87th Street

**NATURE OF REQUEST:** Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a medical cannabis dispensary.

**ACTION OF BOARD-**  
CASE CONTINUED TO AUGUST 21, 2015

**THE VOTE**

JUL 23 2015  
CITY OF CHICAGO

JONATHAN SWAIN  
SOL FLORES  
SHEILA O'GRADY  
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

**APPROVED AS TO SUBSTANCE**



CHAIRMAN

ZONING BOARD OF APPEALS  
CITY OF CHICAGO

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



JUL 23 2015

CITY OF CHICAGO

**Pure Metal Recycling, LLC**  
APPLICANT

**305-13-S**  
CALENDAR NUMBER

**2201-2527 South Loomis Avenue**  
PREMISES AFFECTED

**June 19, 2015**  
HEARING DATE

Mark J. Kupiec  
APPEARANCE FOR APPLICANT

Thomas Cushing & Nelson Sosa  
APPEARANCE FOR OBJECTOR

**NATURE OF REQUEST**

Request for a one-year extension of a special use to allow for the establishment of a Class IVB recycling facility.

**ACTION OF BOARD**

**THE VOTE**

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

	AFFIRMATIVE	NEGATIVE	ABSENT
Jonathan Swain, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sol Flores	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sheila O'Grady	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sam Toia (abstained)	<input 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 June 19, 2015; and

WHEREAS, Mr. Mark J. Kupiec, counsel for the Applicant, requested a one-year extension of the Applicant's special use for the subject property; that since the Applicant had been granted its special use for the subject property, the Applicant has been involved in litigation with respect to the proposed special use; that Sims, also known as Metal Management Midwest, and Pilsen Alliance have both filed administrative review actions; that said lawsuits had been dismissed but were subject to motions to reconsider; that therefore, for the past year, the Applicant has had two (2) lawsuits affecting the Applicant's special use; that these lawsuits have had a chilling effect on the Applicant moving forward with completing the permitting process necessary for the special use; that the Applicant requires City Department of Health permit approval because its special use is a recycling facility; that separate and apart from this, the Applicant requires permit approval from the Illinois EPA because the Applicant intends to operate a metal shredder

on the subject property; that although the Applicant has made progress with respect to both permits, and in fact has a draft construction permit from the Illinois EPA, the Applicant requires an additional year to complete its permitting; that again, the lawsuits have caused a chilling effect with respect to the Applicant making substantial expenditures to improve the subject property and locate its metal shredder; that if the lawsuits result in the Applicant having to reappear before the Board, it would be a little unfair to expect a property owner to complete a building permit process when a new hearing before the Board could require a new, lengthy building permitting process; and

WHEREAS, Mr. Thomas Cushing appeared on behalf of Sims (also known as Metal Management Midwest); that Sims objected to the Applicant's request for a one-year extension of the Applicant's special use for the subject property; and

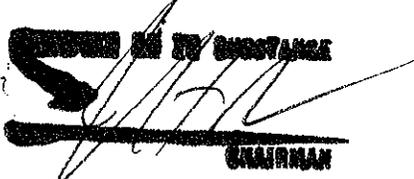
WHEREAS, Mr. Nelson Sosa, director of the Pilsen Alliance, also objected to the Applicant's request for a one-year extension of the Applicant's special use for the subject property; and

WHEREAS, 17-13-0909-B of the Chicago Zoning Ordinance grants the Zoning Board of Appeals authority to, upon adequate showing of good cause, extend the period of validity of special use approval for a period not to exceed twelve (12) months; and

THE ZONING BOARD OF APPEALS, having received the Applicant's written request for an extension prior to the expiration of the special use approval and having fully heard the testimony and arguments of the parties, and the Board being fully advised, hereby makes the following findings with reference to the Applicant's application:

1. The Board finds that the Applicant met the deadline set forth in Section 17-13 0909-B with respect to the Applicant's written request for an extension of its special use.
2. The Board finds the Applicant has made an adequate showing of good cause.

RESOLVED, the Applicant's special use for the subject property is hereby granted a one-year extension until May 20, 2016.

  
CHAIRMAN

**ZONING BOARD OF APPEALS  
CITY OF CHICAGO**

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



JUL 23 2015  
CITY OF CHICAGO

**Alexander Foor**  
APPLICANT

**212-15-Z**  
CALENDAR NUMBER

**1920 W. Oakdale Avenue**  
PREMISES AFFECTED

**June 19, 2015**  
HEARING DATE

**Pro Se**  
APPEARANCE FOR APPLICANT

**NO OBJECTORS**

**NATURE OF REQUEST**

Application for a variation to reduce the rear setback from 35.01' to 24.6' for a proposed rear deck to be connected via catwalk and stairs to a proposed rooftop deck to be established on an existing rear two-car garage; the existing two-story single-family residence will remain.

**ACTION OF BOARD**

**THE VOTE**

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

	AFFIRMATIVE	NEGATIVE	ABSENT
Jonathan Swain, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sol Flores	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sheila O'Grady	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sam Toia	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**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 June 19, 2015, after due notice thereof as provided under Section 17-13-0107-B of the Chicago Zoning Ordinance ("Zoning Ordinance") and by publication in the *Chicago Sun-Times*; and

WHEREAS, Mr. Alexander Foor, the Applicant, testified; that the subject property is currently improved with a single-family residence with detached garage; that he owned and resided in said single-family residence; that he explained the nature of his request; and

WHEREAS, the Board requested that the Department of Planning and Development ("Department") provide clarification with respect to Mr. Foor's request; and

WHEREAS, Mr. Steven Valenziano, staff member of the Department, testified that the request for rear setback reduction is not for the proposed rooftop deck but instead for the connection; that a stair can only be up to six feet (6') in height in the rear setback; that as the subject property is in a RS-3 zoning district, a terrace or patio can only be up to four feet (4') above grade; that the Applicant's request is in violation of both of these requirements and therefore the Applicant needs a rear setback reduction to allow for his request; and

WHEREAS, the Board explained that this Zoning Ordinance contemplates space between the house and the garage; that there are sometimes reasons to override this contemplation with connectors or breezeways; that, however, catwalks in particular are very much against the spirit of this Zoning Ordinance; that the Board needs to be presented with a hardship to override this Zoning Ordinance; that if the Applicant had a 100' lot, that might constitute a hardship as there is no real rear yard between a home and a garage on a 100' lot; that in such a situation, a connector might therefore make sense; that the Applicant, in contrast, has a 125' lot and therefore does have rear space between his home and his garage; that the Applicant's proposal would create an obstruction in the rear yard which is something this Zoning Ordinance attempts to prevent; that as the Applicant was not represented by counsel, the Board suggested that perhaps the Applicant have a conversation with Mr. Valenziano and see if something could be done with respect to the Applicant's request; and

WHEREAS, the hearing recessed so that the Applicant and Mr. Valenziano could discuss the Applicant's request; and

WHEREAS, the hearing resumed; and

WHEREAS, the Applicant further testified that Mr. Valenziano had presented him with two options with respect to the Applicant's request; that he apologized for not understanding that a patio or terrace cannot be four feet (4') above grade; that the first option presented to the Applicant was to drop the catwalk to under four feet (4') above grade; that he could easily drop the walkover – or in the terminology of the Department and the Board – a catwalk down to the recommended four (4') above grade; that if the Applicant chose this first option, he would then have stairs rising from said catwalk to the proposed garage roofdeck; that the construction would be metal stairs that would be lightweight and open; that the stairs would therefore be very transparent and therefore accommodating to the open space contemplated by this Zoning Ordinance; that there is an issue with the door to the garage being in the middle of the garage; that, therefore, the Applicant also has the option of taking the stairs all the way from the top of the garage to the ground; and

WHEREAS, the Board inquired if these options changed the Applicant's need for setback relief; and

WHEREAS, Mr. Valenziano testified that the Applicant would need rear setback relief regardless as the south face of the garage is above six feet (6'); and

WHEREAS, the Board stated it would leave the choice of Mr. Valenziano's options up to the Applicant; that the Board believed there was hardship with respect to the stairs due to the door to the existing garage; that the Board was therefore willing to grant the Applicant's application subject to the conditions that: (1) whatever is built will be built out of lightweight, transparent materials; and (2) there cannot be a catwalk four feet (4') above grade; and

WHEREAS, the Applicant agreed to said conditions; 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 variations:

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 rear setback is consistent with the stated purpose and intent of the Zoning Ordinance.
2. The Board finds that pursuant to 17-13-1107-B that the Applicant has proved by testimony and other evidence that: (1) whether the property can yield a reasonable return is not material as the Applicant intends to continue to own and reside at the subject property; (2) the practical difficulty or particular hardship of the property is due to the south face of the Applicant's existing garage being over six feet (6') in height and the door to the Applicant's garage being in the middle of the garage; and (3) the variation, if granted, will not alter the essential character of the neighborhood as the Applicant has agreed to the conditions stated by the Board.
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 existing garage results in particular hardship upon the Applicant if the strict letter of the Zoning Ordinance were carried out; (2) the existing garage on the subject property is a condition not generally applicable to other property in a RS-3 zoning district; (3) as the Applicant will continue to own the subject property, profit is not a motive for the application; (4) the Applicant did not create the hardship in question as it

did not create the existing garage; (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 due to the conditions imposed by the Board, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.

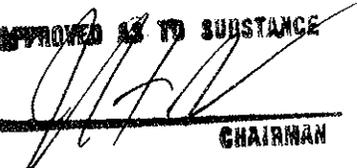
RESOLVED, the Board finds that the Applicant has sufficiently established by testimony and other evidence covering the specific criteria for a variation to be granted pursuant to Sections 17-13-1107- A, B and C of the Chicago Zoning Ordinance.

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

1. No catwalk shall be built that is over four (4') feet above grade.
2. All construction materials will be as described by the Applicant; that is to say, of steel, lightweight, and transparent construction.

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

APPROVED AS TO SUBSTANCE

  
\_\_\_\_\_  
CHAIRMAN