

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

APPLICANT: Richard and Veronica Flores

CAL NO.: 284-15-S

APPEARANCE FOR: Paul Kolpak

MINUTES OF MEETING:
August 21, 2015

APPEARANCE AGAINST: None

PREMISES AFFECTED: 4153 N. Western Avenue

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval to establish a residential use below the second floor for the proposed expansion of an existing, two-story, two-unit building into a three-story, two-unit building; the existing, rear, detached, two-car garage will remain unchanged.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

SEP 24 2015

CITY OF CHICAGO

JONATHAN SWAIN

SOL FLORES

SHEILA O'GRADY

SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

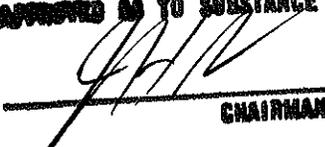
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 21, 2015, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 6, 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 the proposed expansion of an existing, two-story, two-unit building into a three-story, two-unit building; the existing, rear, detached, two-car garage will remain unchanged; 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: Breakthrough Urban Ministries, Inc. **CAL NO.:** 285-15-S
APPEARANCE FOR: Donna Pugh **MINUTES OF MEETING:**
 August 21, 2015
APPEARANCE AGAINST: None
PREMISES AFFECTED: 3211 W. Carroll Avenue

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval to expand an existing special use, which authorized the establishment of an off-site, accessory parking lot at 326-28 N. Kedzie Avenue, through the addition of further accessory parking spaces at 3211 W. Carroll Avenue, all such off-site, accessory parking will serve the existing community center located at 3201-39 W. Carroll Avenue.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

SEP 24 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 August 21, 2015, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 6, 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 in this matter testified that the community center regularly fills its existing parking lots to capacity and are in need of additional parking to prevent people that utilize the community center from parking on the street; the applicant shall be permitted to expand an existing special use to provide more off-site parking for the existing community center; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The development is consistent with the design, layout and plans prepared by Built Form and dated August 7, 2015 (site plan) and August 11, 2015 (landscape plan).

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: Acqua Ancient Baths Chicago, LLC/DBA Aire Ancient Bath Chicago **CAL NO.:** 286-15-S

APPEARANCE FOR: Katriina McGuire

MINUTES OF MEETING:
August 21, 2015

APPEARANCE AGAINST: None

PREMISES AFFECTED: 770 N. Halsted Street

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

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

SEP 24 2015

CITY OF CHICAGO

JONATHAN SWAIN
SOL FLORES
SHEILA O'GRADY
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

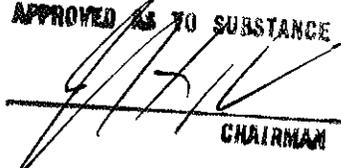
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 21, 2015, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 6, 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 physical fitness center at the subject site; the applicant testified that they operate similar facilities in New York and Spain and would like to establish a facility in Chicago; 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: Yassmin Abdalla/DBA Jasmin Nails and Spa

CAL NO.: 287-15-S

APPEARANCE FOR: Same

MINUTES OF MEETING:
August 21, 2015

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1639 E. 55th Street

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

SEP 24 2015

CITY OF CHICAGO

JONATHAN SWAIN

SOL FLORES

SHEILA O'GRADY

SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

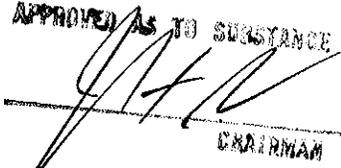
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 21, 2015, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 6, 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 in this matter testified that she has an existing business and would like to add nail service to her business; 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: Ha Tran CAL NO.: 288-15-S
APPEARANCE FOR: John Pikarski MINUTES OF MEETING: August 21, 2015
APPEARANCE AGAINST: None
PREMISES AFFECTED: 11213 S. Vincennes 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

SEP 24 2015 CITY OF CHICAGO

JONATHAN SWAIN SOL FLORES SHEILA O'GRADY SAM TOIA

Table with 3 columns: AFFIRMATIVE, NEGATIVE, ABSENT. Rows show votes 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 August 21, 2015, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 6, 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 CORRECTNESS [Signature]

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

APPLICANT: Gloria Lissner **CAL NO.:** 289-15-S
APPEARANCE FOR: John Pikarski **MINUTES OF MEETING:**
August 21, 2015
APPEARANCE AGAINST: None
PREMISES AFFECTED: 3124 W. Irving Park Road

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a pet shelter/boarding kennel.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

SEP 24 2015
CITY OF CHICAGO

JONATHAN SWAIN
SOL FLORES
SHEILA O'GRADY
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

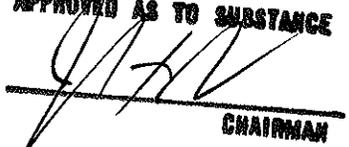
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 21, 2015, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 6, 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 pet shelter/kennel 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: Chris Amatore **CAL NO.:** 290-15-Z
APPEARANCE FOR: John Pikarski **MINUTES OF MEETING:**
August 21, 2015
APPEARANCE AGAINST: None
PREMISES AFFECTED: 8220 S. Maryland 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 3,975 square feet by no more than 15% (173 square feet) for a proposed, rear, one-story addition to an existing, three-story, three-unit building.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

SEP 24 2015
 CITY OF CHICAGO

JONATHAN SWAIN
 SOL FLORES
 SHEILA O'GRADY
 SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

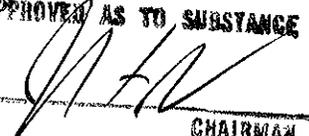
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 21, 2015, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 6, 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 3,975 square feet by no more than 15% (173 square feet) for a proposed, rear, one-story addition to an existing, three-story, three-unit building; an additional variation was granted in Cal. No. 291-15-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: Chris Amatore

CAL NO.: 291-15-Z

APPEARANCE FOR: John Pikarski

MINUTES OF MEETING:

August 21, 2015

APPEARANCE AGAINST: None

PREMISES AFFECTED: 8220 South Maryland Avenue

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 32.29' and to reduce the rear yard open space from 675 square feet to 291 square feet for a proposed, rear, one-story addition to an existing, three-story, three-unit building.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

SEP 24 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 August 21, 2015, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 6, 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 32.29' and to reduce the rear yard open space to 291 square feet for a proposed, rear, one-story addition to an existing, three-story, three-unit building; an additional variation was granted in Cal. No.290-15-Z to increase the floor area ratio; 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: ALCOB Acquisition, LLC

CAL NO.: 292-15-S

APPEARANCE FOR: Thomas Moore

MINUTES OF MEETING:
August 21, 2015

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2736 N. Ashland Avenue

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

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

SEP 21 2015
CITY OF CHICAGO

JONATHAN SWAIN
SOL FLORES
SHEILA O'GRADY
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

THE RESOLUTION:

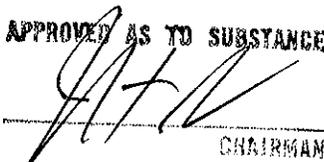
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 21, 2015, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 6, 2015; and

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, four-story, six-unit building with a rear, detached, six-car garage; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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: ALCOB Acquisition, LLC **CAL NO.:** 293-15-Z
APPEARANCE FOR: Thomas Moore **MINUTES OF MEETING:**
 August 21, 2015
APPEARANCE AGAINST: None
PREMISES AFFECTED: 2736 N. Ashland Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the 6,000 square foot minimum lot area by no more than 10% to 5,410.37 square feet for a proposed, four-story, six-unit building with a rear, detached, six-car garage.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

SEP 21 2015
 CITY OF CHICAGO

JONATHAN SWAIN
 SOL FLORES
 SHEILA O'GRADY
 SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

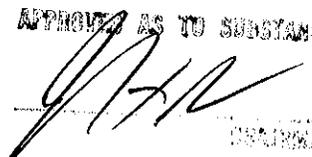
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 21, 2015, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 6, 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; a special use was granted in Cal. No. 292-15-S, to permit the establishment of residential use below the second floor; the applicant shall also now be permitted to reduce the 6,000 square foot minimum lot area by no more than 10% to 5,410.37 square feet; additional variations were also granted in Cal. Nos. 294-15-Z and 295-15-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

 JONATHAN SWAIN

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

APPLICANT: ALCOB Acquisition, LLC **CAL NO.:** 294-15-Z
APPEARANCE FOR: Thomas Moore **MINUTES OF MEETING:**
August 21, 2015
APPEARANCE AGAINST: None
PREMISES AFFECTED: 2736 N. Ashland Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to increase the 900 square foot area within the rear setback (representing a maximum of 60% of said rear setback), which may be occupied by an accessory building by no more than 10% to 992.43 square feet for a proposed, four-story, six-unit building with

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

SEP 21 2015
 CITY OF CHICAGO

JONATHAN SWAIN
 SOL FLORES
 SHEILA O'GRADY
 SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

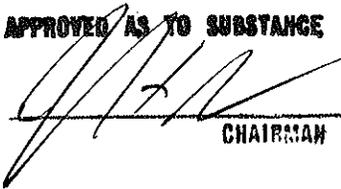
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 21, 2015, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 6, 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 900 square foot area within the rear setback (representing a maximum of 60% of said rear setback), which may be occupied by an accessory building by no more than 10% to 992.43 square feet; a special use was granted in Cal. No. 292-15-S to establish a residential use below the second floor and additional variations were granted in Cal. Nos. 293-15-Z and 295-15-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: ALCOB Acquisition, LLC **CAL NO.:** 295-15-Z
APPEARANCE FOR: Thomas Moore **MINUTES OF MEETING:**
August 21, 2015
APPEARANCE AGAINST: None
PREMISES AFFECTED: 2736 N. Ashland 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 21.75' for a proposed, four-story, six-unit building with a rear, detached, six-car garage.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

SEP 21 2015
 CITY OF CHICAGO

JONATHAN SWAIN
 SOL FLORES
 SHEILA O'GRADY
 SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

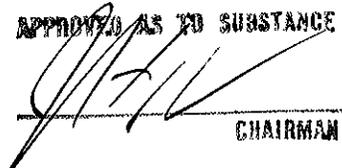
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 21, 2015, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 6, 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; a special use was granted in Cal. No. 292-15-S to permit the establishment of a residential use below the second floor; the applicant shall also be permitted to reduce the rear setback to 21.75'; additional variations were also granted in Cal. Nos. 293-15-Z and 294-15-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: ALCOB Acquisition, LLC **CAL NO.:** 296-15-S
APPEARANCE FOR: Thomas Moore **MINUTES OF MEETING:**
August 21, 2015
APPEARANCE AGAINST: None
PREMISES AFFECTED: 2740 N. Ashland Avenue

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a residential use below the second floor for a proposed, three-story, two-unit building with a rear, detached, two-car garage with a roof deck.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

SEP 21 2015
CITY OF CHICAGO

JONATHAN SWAIN
SOL FLORES
SHEILA O'GRADY
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
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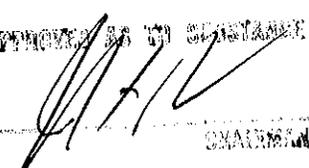
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 21, 2015, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 6, 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, three-story, two-unit building with a rear, detached, two-car garage with a roof deck; a variation was also granted to the subject site in Cal. No. 297-15-Z; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject; 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: ALCOB Acquisition, LLC **CAL NO.:** 297-15-Z
APPEARANCE FOR: Thomas Moore **MINUTES OF MEETING:**
August 21, 2015
APPEARANCE AGAINST: None
PREMISES AFFECTED: 2740 N. Ashland 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 23.17' for a proposed, three-story, two-unit building with a rear, detached, two-car garage with a roof deck.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

SEP 21 2015
 CITY OF CHICAGO

JONATHAN SWAIN
 SOL FLORES
 SHEILA O'GRADY
 SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

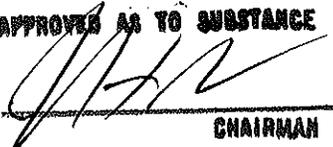
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 21, 2015, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 6, 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; a special use was granted in Cal. No. 296-15-S; the applicant shall now also be permitted to reduce the rear setback to 23.17' for a proposed, three-story, two-unit building with a rear, detached, two-car garage with a roof deck; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE


CHAIRMAN

**ZONING BOARD OF APPEALS
CITY OF CHICAGO**

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



SEP 24 2015
CITY OF CHICAGO

Magnum Homes, LLC
APPLICANT

298-15-Z
CALENDAR NUMBER

722 West Melrose
PREMISES AFFECTED

August 21, 2015
HEARING DATE

Meg George
APPEARANCE FOR APPLICANT

Ald. Tunney & Others
OBJECTORS

NATURE OF REQUEST

Application for a variation to reduce the rear setback from 30.75' to 16.83'; to reduce the west side setback from 3' to 0.5'; and to reduce the combined side setback from 7.5' to 5' for a proposed four-story three-unit building with a rooftop deck and fourth-floor front open balcony and a rear attached three-car garage with a roof deck, upon which will be located the rear yard open space; the proposed garage will be accessed directly from West Melrose Street via a driveway located at 714 West Melrose Street, the use of which the Applicant has secured a permanent easement.

ACTION OF BOARD

THE VOTE

The application for the variation is denied.

	APPROVED	DENIED	ABSENT
Jonathan Swain, Chair	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sol Flores	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sam Toia	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

THE RESOLUTION OF THE BOARD

WHEREAS, public hearings were held on this application by the Zoning Board of Appeals ("Board") at its regular meeting held on August 21, 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, Ms. Meg George, counsel for the Applicant, summarized the history of the affected property and the nature of the relief sought; that the Applicant is seeking a variation to reduce the rear setback from 30.75' to 16.83', to reduce the west setback from 3' to 0.5' feet, and to allow the rear yard open space to be located on a deck that is greater than 4' from grade; that the Applicant proposes to construct a new four-story,

APPROVED AS TO SUBSTANCE

CHAIRMAN

three-dwelling unit building with an attached three-car private garage on the subject property; that there will be a shared driveway to the garage; that the Applicant has a signed easement with the neighboring property owner for this shared driveway; that the subject property is located in a RM-5 zoning district; and

WHEREAS, Mr. Seamus Murnin, managing member of the Applicant, testified on behalf of the Applicant; that the Applicant owns the subject property; that the subject property is a short lot at 102.5'; that the Applicant intends to develop the subject property with a four-story building; that said building will have three units and three garage parking spots at the rear of the property; that the parking spots will be accessed through an easement from the property next east; that the Applicant has an executed driveway easement; and

WHEREAS, Mr. Michael Leary testified on behalf of the Applicant; that he is a licensed architect in the State of Illinois and is the Applicant's architect for the proposed development at the subject property; that the size of the subject property is about 3840 square feet; that the subject property is currently improved with a single-family home; that said home is in poor shape; that the Applicant proposes to build a masonry three-flat; that the Applicant's main request is for a reduction to the rear yard setback; that because the subject property has a short lot depth of 102', the Applicant needs to build back beyond the required 30' 10" rear yard setback; that it will only be the first and second floors that will project into the rear yard; that the Applicant is also requesting a reduction to the west side setback; that this reduction is only for a very small portion of the single-story garage; that the rest of the building will be 3' off the property line from front to back and will therefore be within the required west side setback; and

WHEREAS, in response to questions by the Board, Mr. Leary testified that the rear yard setback reduction is only for the first and second story of the proposed building; that he then showed the Board said section; that he then testified the side setback reduction is only to accommodate a small portion of the proposed garage; that he then showed the Board said section of the garage; and

WHEREAS, Mr. Leary further testified that with respect to the request to relocate the rear yard open space, it is common in the neighborhood to just have rear yard open space on top of the garage; that in his opinion, the subject property will not yield a reasonable rate of return if the request for variation is denied; and

WHEREAS, the Board stated that a question regarding reasonable rate of return was a question for Mr. Murnin not Mr. Leary; and

WHEREAS, Mr. Murnin then testified that in his opinion the subject property will not yield a reasonable return if the request for variation is denied; that this is because if the request for variation is denied, the units will be cramped; that further, the request for variation is in keeping with the character of the rest of the block; that the proposed building is the typical size of a residential building on this block; and

WHEREAS, Mr. Leary then testified that the main hardship with respect to the subject property is the lot depth of 102' as well as the fact there is no alley servicing the subject property; that the granting of the variation will not alter the essential character of the locality as this type of variation is common to this particular block; that the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood; that the proposed variation will not have any adverse effect to the neighboring properties; that the proposed building has been designed with the required fire separation and has been designed in compliance with all other City standards and requirements, save for the requested variation; and

WHEREAS, Mr. Athanasios Burnakis, of 726 W. Melrose, testified in objection to the application; that he and his fellow objectors will be affected by the new building; that the first and second floors of the building at 726 W. Melrose will lose all light on the east side due to the Applicant's proposed building extending 13' extra feet into the rear yard setback; that all the lots on the block are short lots; that the Applicant knew the subject property was a short lot when the Applicant purchased it; that another developer has recently built a building at 660 W. Melrose; that the property at 660 W. Melrose is 35' x 106'; that the developer of 660 W. Melrose did not ask for a variation and had no trouble selling the units; that if the Applicant builds the proposed building with the requested rear yard variation, it will impede on the light, air, and way of life of the property owners at 726 W. Melrose; and

WHEREAS, in response to questions by the Board, Mr. Burnakis further testified that he purchased 726 W. Melrose in 1994; that he has since sold two of the units in the building but retains ownership of the first floor duplex down unit; that the single-family home at the subject property is not in poor condition as it was recently renovated and has marble-countertops and a nice shower; that the home became run-down only after the Applicant bought the subject property; that the proposed building on the subject property goes back further than his own building; and

WHEREAS, Mr. David Lajala, of 726 W. Melrose, testified in objection to the application; that the two-story portion of the proposed building that will be in the rear setback will impact the air and light coming into all of the windows on the east side of 726 W. Melrose; and

WHEREAS, Mr. Dan Crowe, of 741 W. Melrose, testified in opposition to the application; that due to the fact that the Applicant has obtained an easement for the driveway from the property next-east, the Applicant has more space for its development on the subject lot; that therefore there is no reason why the Applicant needs to take even part of its building into the side yard; that there have been a number of developments on the block that have not in any way encroached on side yards and have been very profitable developments; that the variation is not necessary; and

WHEREAS, Ms. Yuzhi Jia, of 726 W. Melrose, testified in opposition to the application; that she lives on the second floor of the building at 726 W. Melrose and the

proposed building on the subject property will block all sunlight to her bedroom and bathroom; that the Applicant is building the proposed building to make more money; and

WHEREAS, Alderman Tunney testified that although the neighborhood is not a historical district, there are a lot of older homes in the area; that although he and his office have worked with the Melrose neighbors on many changes that have happened on their blocks, he cannot support this particular development; that he does realize the lot is short, but he still cannot support the application due to the neighbors' issues with the two-story addition in the rear yard; that therefore, although a short lot is a hardship, any request for variation still needs to show it will have no impact on light and air; and

WHEREAS, in response to the objectors' testimony, Ms. George stated that the building at 726 W. Melrose is at a zero lot line with respect to its east side setback; that therefore, the Applicant's building is set back 3' from the west side setback with the exception of the garage; that the Applicant could not pull in the garage because of the turning radius required to access the garage; and

WHEREAS, the Board stated that it did not believe the issue is the zero lot line side setback; that the neighbors at 726 W. Melrose are objecting to the addition in the rear yard; and

WHEREAS, Ms. George stated that the subject property is 23' shorter than a standard City lot; that the Applicant is therefore very impacted by the short lot and said short lot is a hardship; and

WHEREAS, the Board stated that this Zoning Ordinance presumes a certain amount of light and air; that therefore, with any request for a variation, it is incumbent upon the Applicant to show why the requested variation does not have an impact on light and air; and

WHEREAS, Ms. George was granted leave to recall Mr. Leary; that Mr. Leary further testified the building at 726 W Melrose is built right on the lot line; that the windows on the east side of the building a 726 W Melrose do not comply with the City's Building Code; that therefore the Applicant has designed its proposed building so that it will be 3' off of the west property line; that the Applicant has attempted to accommodate the objectors at 726 W Melrose; that the Applicant has met with the objectors earlier in the week and stressed that the Applicant's building will be 3' east of the shared property line to allow property light and ventilation;

WHEREAS, the Board again stated the objectors at 726 W. Melrose were not discussing the west side setback but were instead concerned about the rear addition to the building; and

WHEREAS, Mr. Leary testified that the first and second story addition will not substantially affect any further light into the window at 726 W. Melrose; that due to the fact the proposed building will be set 3' off the side property line, the Applicant will be

giving the neighbors at 726 W. Melrose the standard light and ventilation that is supplied to all the row houses on the street; and

WHEREAS, the Board inquired if Mr. Leary had a plan that gives some indication as to how the proposed building steps down relative to the building at 726 W. Melrose; and

WHEREAS, Mr. Leary testified he did not have such plan; that however, due to the placement of the light wells at 726 W. Melrose, the proposed rear yard addition will not give the objectors any less light or ventilation; that the Applicant is trying to give the neighbors at 726 W. Melrose as much ventilation as possible; and

WHEREAS, in response to questions by the Board, Ms. George stated the subject property is zoned RM-5; that the zoning has not been changed by the Applicant; and

WHEREAS, in response to questions by the Board, Mr. Murnin testified that the Applicant purchased the property in April 2015; and

WHEREAS, Mr. Leary further testified that the three neighbors to the rear of the subject property have no objections to the proposed building; and

WHEREAS, Sections 17-13-1003-J and 17-13-1101-A of this Zoning Ordinance grant the Zoning Board of Appeals authority to grant a variation to permit required rear open space to be located on a deck or patio located more than 4' above ground; and

WHEREAS, Section 17-13-1101-B of this 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 this Zoning Ordinance, and the Board being fully advised, hereby makes the following findings with reference to the Applicant's application for a variation:

1. The Board finds that pursuant to 17-13-1107-A that the Applicant has not proved its case by testimony and other evidence that strict compliance with this Zoning Ordinance would create practical difficulties or particular hardships for the subject property as the Applicant did not prove a practical difficulty or particular hardship exists. The Board further finds that the requested variation is not consistent with the stated purpose and intent of this Zoning Ordinance as the requested variation does not ensure adequate light and air to the property at 726 W. Melrose.
2. The Board finds that pursuant to 17-13-1107-B that the Applicant has not proved by testimony and other evidence that a practical difficulty or particular hardship exists. The Board makes this finding because: (1) the Applicant provided no credible evidence

that the subject property cannot yield a reasonable rate of return if permitted to be used only in accordance with the standards of this Zoning Ordinance; and (2) the practical difficulties or particular hardship are not due to unique circumstances and are instead generally applicable other similarly situated property. To the contrary, Mr. Burnakis and Mr. Crowe very credibly testified that: (1) all the lots in the area were short lots; (2) other developers in the area had made reasonable returns on comparable developments; and (3) these other developers had not needed variations for said developments. The Board finds this sufficient evidence that the subject property can yield a reasonable rate of return without the requested variation and that the hardship articulated by the Applicant – that is to say a short lot depth – is not a unique circumstance. In contrast, Mr. Murnin, the only representative of the Applicant to testify as Mr. Leary is not a member of the Applicant and, testified only that the Applicant could not yield a reasonable rate of return if the request for the rear yard reduction was not granted because the “the [proposed] units will be cramped.” This Board finds this testimony does not provide evidence of failure to yield a reasonable rate of return. Further, Mr. Murnin provided no testimony as to how the request for side setback reduction and the request to relocate the open yard space were necessary for the subject property to yield a reasonable rate of return. While Ms. George did state that the side setback reduction was necessary for the turning radius for the garage, no testimony or evidence was presented by the Applicant that the Applicant could not yield a reasonable rate of return without the proposed garage.

3. The Board, in making its determination pursuant to 17-13-1107-C that a practical difficulty or particular hardship did not exist, took into consideration that evidence was presented that the particular shape of the subject property – that is to say the short depth – is a mere inconvenience to the property owner rather than a particular hardship. Mr. Murnin’s testified “the [proposed] units will be cramped” if the variation was not granted. The Board finds cramped units to be a mere inconvenience to the Applicant and not a practical difficulty or particular hardship. Further and more importantly, evidence was presented that the alleged practical difficulty or practical hardship has been created by the Applicant. Again, Mr. Murnin testified “the [proposed] units will be cramped.” Ms. George stated that the side setback reduction was necessary for the turning radius for the proposed garage. However, it is the Applicant’s decision to tear down the existing single-family home on the subject property and develop the property as a four-story, three-flat with a three-car attached garage. All of Mr. Murnin’s and Mr. Leary’s testimony regarding the short lot depth does not change the fact that it was the Applicant’s decision to buy a short lot in April 2015 and subsequently plan to redevelop the property in such a manner that would require the Applicant requesting relief from the Board. Further, based on the current use of the subject property as a single-family home and the Applicant’s proposed plan of development, the Board finds the purpose of the requested variation is based exclusively on a desire to make more money out of the subject property. In addition, evidence was presented by the objectors – in the form of the very credible testimony by Mr. Burnakis, Mr. Lajala, and Ms. Jia – that the proposed variation will impair an adequate supply of light and air to the adjacent property at 726 Melrose.

RESOLVED, the Board finds that the Applicant has not sufficiently established by testimony and other evidence covering the specific criteria for a variation to be granted pursuant to Section 17-13-1107- A, B and C of the Chicago Zoning Ordinance.

RESOLVED, the aforesaid variation application is hereby denied.

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

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

APPLICANT: FH7 Lakeview, LLC
 DBA Sola Salon Studios c/o Nichole Milz

CAL NO.: 299-15-S

APPEARANCE FOR: Meg George

MINUTES OF MEETING:
 August 21, 2015

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3355 N. Lincoln Avenue, 2nd Floor

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

SEP 24 2015

CITY OF CHICAGO

JONATHAN SWAIN
 SOL FLORES
 SHEILA O'GRADY
 SAM TOIA

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 21, 2015, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 6, 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; 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: Griffith Place, LLC

CAL NO.: 300-15-S

APPEARANCE FOR: Warren Silver

MINUTES OF MEETING:
August 21, 2015

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1922 N. Damen 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

SEP 24 2015
CITY OF CHICAGO

JONATHAN SWAIN
SOL FLORES
SHEILA O'GRADY
SAM TOIA

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

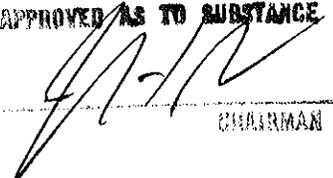
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 21, 2015, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 6, 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: Kaiisha Dear

CAL NO.: 301-15-S

APPEARANCE FOR:

MINUTES OF MEETING:
August 21, 2015

APPEARANCE AGAINST:

PREMISES AFFECTED: 2332 W. 111th Street

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:
CASE CONTINUED TO SEPTEMBER 18, 2015

SEP 24 2015
CITY OF CHICAGO

JONATHAN SWAIN
SOL FLORES
SHEILA O'GRADY
SAM TOIA

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Angela Hernandez

CAL NO.: 302-15-S

APPEARANCE FOR: Mark Kupiec

MINUTES OF MEETING:
August 21, 2015

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1847 W. Chicago 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

SEP 24 2015
CITY OF CHICAGO

JONATHAN SWAIN
SOL FLORES
SHEILA O'GRADY
SAM TOIA

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
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X		
		X
X		

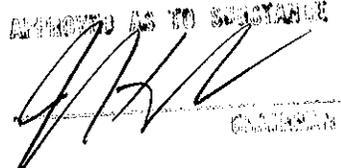
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 21, 2015, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 6, 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

CITY CLERK

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

APPLICANT:

Laura Holtz

CAL NO.: 303-15-Z

APPEARANCE FOR:

MINUTES OF MEETING:

August 21, 2015

APPEARANCE AGAINST:

PREMISES AFFECTED:

1732 N. Wolcott Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval of the establishment of to increase the pre-existing floor area of 2,578 square feet by no more than 15% (387 square feet) for a proposed, rear, two-story addition with a third floor exterior staircase leading to a proposed rooftop deck on an existing, three-story, three-unit building being converted to a single-family residence which shall have a two-story, rear, spiral staircase and will be connected, via a partially below-grade breezeway, to a rear, proposed, two-car garage with a roof deck that is accessed via an exterior staircase.

**ACTION OF BOARD-
UNDER ADVISEMENT**

THE VOTE

SEP 24 2015

CITY OF CHICAGO

JONATHAN SWAIN

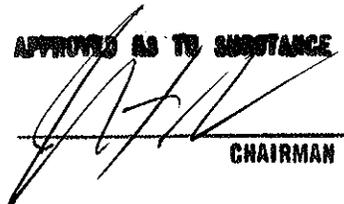
SOL FLORES

SHEILA O'GRADY

SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Laura Holtz

CAL NO.: 304-15-Z

APPEARANCE FOR:

MINUTES OF MEETING:
August 21, 2015

APPEARANCE AGAINST:

PREMISES AFFECTED: 1732 N. Wolott Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval of the establishment of to reduce the rear setback from 33.88' to 22.50'; to reduce the south side setback from 2 to 0.67'; and, to reduce the combined side setback from 4.8' to 4.09' for a proposed, rear, two-story addition with a third floor exterior staircase leading to a proposed rooftop deck on an existing, three-story, three-unit building being converted to a single-family residence which shall have a two-story, rear, spiral staircase and will be connected, via a partially below-grade breezeway, to a rear, proposed, two-car garage with a roof deck that is accessed via an exterior staircase.

**ACTION OF BOARD-
UNDER ADVISEMENT**

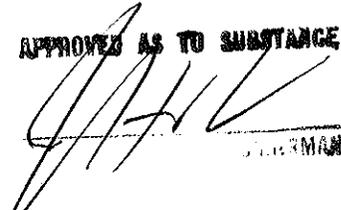
THE VOTE

SEP 24 2015
CITY OF CHICAGO

JONATHAN SWAIN
SOL FLORES
SHEILA O'GRADY
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT:

Laura Holtz

CAL NO.: 305-15-Z

APPEARANCE FOR:

MINUTES OF MEETING:

August 21, 2015

APPEARANCE AGAINST:

PREMISES AFFECTED:

1732 N. Wolcott Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval of the establishment of to reduce the rear yard open space from 225 square feet to 0 square feet for a proposed, rear, two-story addition with a third floor exterior staircase leading to a proposed rooftop deck on an existing, three-story, three-unit building being converted to a single- family residence which shall have a two-story, rear, spiral staircase and will be connected, via a partially below-grade breezeway, to a rear, proposed, two-car garage with a roof deck that is accessed via an exterior staircase

**ACTION OF BOARD-
UNDER ADVISEMENT**

SEP 24 2015

CITY OF CHICAGO

JONATHAN SWAIN

SOL FLORES

SHEILA O'GRADY

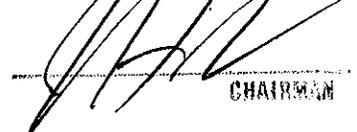
SAM TOIA

THE VOTE

AFFIRMATIVE NEGATIVE ABSENT

AFFIRMATIVE	NEGATIVE	ABSENT

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Prologue, Inc. **CAL NO.:** 306-15-S
APPEARANCE FOR: Mark Kupiec **MINUTES OF MEETING:**
August 21, 2015
APPEARANCE AGAINST: None
PREMISES AFFECTED: 6620-30 S. Dr. Martin Luther King, Jr. Drive

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

ACTION OF BOARD-
APPLICATION APPROVED

SEP 24 2015
CITY OF CHICAGO

JONATHAN SWAIN
SOL FLORES
SHEILA O'GRADY
SAM TOIA

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

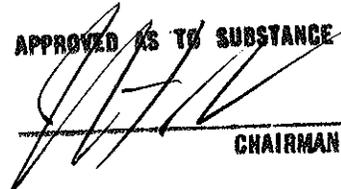
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 21, 2015, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 6, 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 high school at the subject site; a variation for parking was also granted to the applicant in Cal. No.307 -15-Z; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject; 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: Prologue, Inc. **CAL NO.:** 307-15-Z
APPEARANCE FOR: Mark Kupiec **MINUTES OF MEETING:**
August 21, 2015
APPEARANCE AGAINST: None
PREMISES AFFECTED: 6620-30 S. Dr. Martin Luther King, Jr. Drive

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to allow for the applicant's 17-space, off-street, parking requirement to be met through the shared usage of the existing, 121-space, off-street, parking lot serving the New Beginnings Church of Chicago at this location.

ACTION OF BOARD-
VARIATION GRANTED

SEP 24 2015
CITY OF CHICAGO

JONATHAN SWAIN
SOL FLORES
SHEILA O'GRADY
SAM TOIA

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 21, 2015, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 6, 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; a special use was granted to the subject site in Cal. No. 306-15-S to permit the establishment of a high school; the applicant shall also be permitted to establish the applicant's 17-space, off-street, parking requirement to be met through the shared usage of the existing, 121-space, off-street, parking lot serving the New Beginnings Church of Chicago at this location; 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 Matteson

CAL NO.: 308-15-Z

APPEARANCE FOR:

MINUTES OF MEETING:

August 21, 2015

APPEARANCE AGAINST:

PREMISES AFFECTED:

2222 N. Racine Avenue, Unit 5

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the rear setback from 37.24' to 29.69' for a proposed, third floor addition to this individual unit within an existing, two-story, multi-unit building.

ACTION OF BOARD-

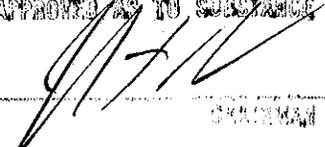
CASE CONTINUED TO NOVEMBER 20, 2015

SEP 24 2015
CITY OF CHICAGO

JONATHAN SWAIN
SOL FLORES
SHEILA O'GRADY
SAM TOIA

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

APPROVED AS TO SUBSTANCE

SECRETARY

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

APPLICANT:

Robert Matteson

CAL NO.: 309-15-Z

APPEARANCE FOR:

MINUTES OF MEETING:

August 21, 2015

APPEARANCE AGAINST:

PREMISES AFFECTED:

2222 N. Racine Avenue, Unit 5

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 32,469.55 square feet by no more than 15% (362.91 square feet) for a proposed, third floor addition to this individual unit within an existing, two-story, multi-unit building.

ACTION OF BOARD-

CASE CONTINUED TO NOVEMBER 20, 2015

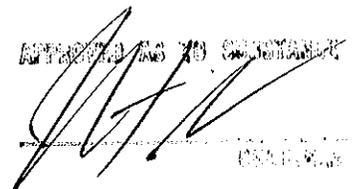
SEP 24 2015
CITY OF CHICAGO

JONATHAN SWAIN
SOL FLORES
SHEILA O'GRADY
SAM TOIA

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

APPROVED AS TO CORRECTNESS



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

APPLICANT: White Castle System, Inc.

CAL NO.: 310-15-S

APPEARANCE FOR:

MINUTES OF MEETING:
August 21, 2015

APPEARANCE AGAINST:

PREMISES AFFECTED: 1550 E. 79th Street

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

ACTION OF BOARD-

CASE CONTINUED TO SEPTEMBER 19, 2015

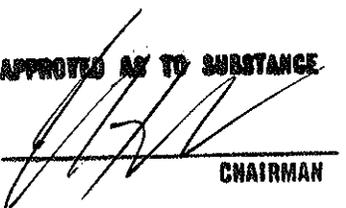
SEP 24 2015
CITY OF CHICAGO

JONATHAN SWAIN
SOL FLORES
SHEILA O'GRADY
SAM TOIA

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: MA Capital Fund, LLC, Series 2470 **CAL NO.:** 311-15-Z
APPEARANCE FOR: Aaron Fox **MINUTES OF MEETING:**
August 21, 2015
APPEARANCE AGAINST: None
PREMISES AFFECTED: 2470 W. Bertau Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the rear setback from 34.98' to 3.31'; to reduce the east side setback from 2' to 0'; and, to reduce the combined side setback from 5' to 3' for a proposed, rear, detached, two-car garage with an exterior fireplace and a roof deck that is accessed via an exterior staircase.

ACTION OF BOARD-
VARIATION GRANTED

SEP 24 2015
CITY OF CHICAGO

JONATHAN SWAIN
SOL FLORES
SHEILA O'GRADY
SAM TOIA

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 21, 2015, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 6, 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 3.31'; to reduce the east side setback to 0'; and, to reduce the combined side setback to 3' for a proposed, rear, detached, two-car garage with an exterior fireplace and a roof deck that is accessed via an exterior 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: Eating Recovery Center, LLC

CAL NO.: 312-15-S

APPEARANCE FOR: Francis Ostian

MINUTES OF MEETING:
August 21, 2015

APPEARANCE AGAINST: George Blakemore

PREMISES AFFECTED: 150 E. Huron Street

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a 24-bed transitional residence.

ACTION OF BOARD:
APPLICATION APPROVED

SEP 24 2015
CITY OF CHICAGO

JONATHAN SWAIN
SOL FLORES
SHEILA O'GRADY
SAM TOIA

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

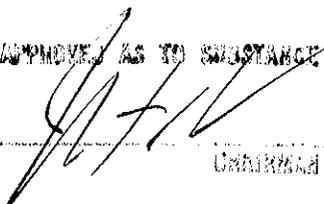
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 21, 2015, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 6, 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 transitional residence with 24 beds; the applicant testified that they will serve people that suffer from eating disorders; the applicant shall be permitted to establish a ;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 Title Land Trust #8002366263 **CAL NO.:** 313-15-Z

APPEARANCE FOR: **MINUTES OF MEETING:**
August 21, 2015

APPEARANCE AGAINST:

PREMISES AFFECTED: 3528 N. Janssen Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the front setback from 14.85' to 12.44'; to reduce the rear setback from 34.65' to 2.14'; to reduce the south side setback from 4' to 0.48'; to reduce the north side setback from 4' to 2.05'; and, to reduce the combined side setback from 10' to 2.53' for a proposed three-story, rear addition to an existing, two-story, single-family residence to which will also be added a covered, open, front porch, an unenclosed, surface parking space and a raised, rear patio; said single-family residence will be connected to a proposed, rear, two-car garage with a roof deck which is accessed via an open stair exceeding 6' in height.

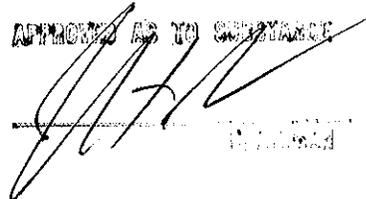
ACTION OF BOARD-
CASE CONTINUED TO OCTOBER 16, 2015

SEP 24 2015
CITY OF CHICAGO

THE VOTE

JONATHAN SWAIN
SOL FLORES
SHEILA O'GRADY
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

APPROVED AS TO SUBSTANCE


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

APPLICANT: Chicago Title Land Trust #8002366263 **CAL NO.:** 314-15-Z

APPEARANCE FOR: **MINUTES OF MEETING:**
August 21, 2015

APPEARANCE AGAINST:

PREMISES AFFECTED: 3528 N. Janssen 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% (3.39') for a proposed, three-story, rear addition to an existing, two-story, single-family residence to which will also be added a covered, open, front porch, an unenclosed, surface, parking space and raised, rear patio; said single family residence will be connected to a proposed, rear, two-car garage with a roof deck which is accessed via an open external staircase.

ACTION OF BOARD-
CASE CONTINUED TO OCTOBER 16, 2015

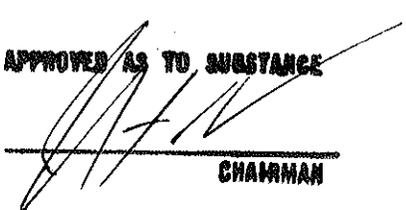
SEP 24 2015
CITY OF CHICAGO

JONATHAN SWAIN
SOL FLORES
SHEILA O'GRADY
SAM TOIA

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Evan and Jennifer Djikas

CAL NO.: 315-15-Z

APPEARANCE FOR:

MINUTES OF MEETING:
August 21, 2015

APPEARANCE AGAINST:

PREMISES AFFECTED: 1119 W. Drummond Place

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the west side setback from 2' to 0'; to reduce the combined side setback from 5' to 2.91'; and, to reduce the rear setback from 37.42' to 22' for a proposed, two-story, rear addition, with a third floor open deck, to an existing three-story, three unit building being converted to a single-family residence and a connected, via catwalk to a proposed rear detached, two-car garage with an exterior fireplace and a roof deck.

ACTION OF BOARD.

CASE CONTINUED TO NOVEMBER 20, 2015

THE VOTE

SEP 24 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:

Evan and Jennifer Djikas

CAL NO.: 316-15-Z

APPEARANCE FOR:

MINUTES OF MEETING:

August 21, 2015

APPEARANCE AGAINST:

PREMISES AFFECTED:

1119 W. Drummond Place

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 3,779.798 square feet by no more than 15% (478.4722 square feet) for a proposed, two-story, rear addition, with a third floor open deck, to an existing three-story, three-unit building being converted to a single family residence and connected, via a catwalk, to a proposed, rear, detached, two-car garage with an exterior fireplace and a roof deck.

ACTION OF BOARD.

CASE CONTINUED TO NOVEMBER 20, 2015

THE VOTE

SEP 24 2015

CITY OF CHICAGO

JONATHAN SWAIN

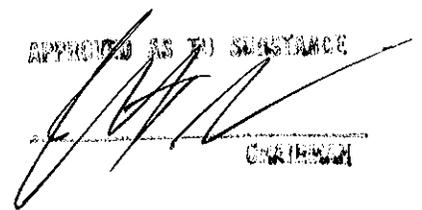
SOL FLORES

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: Evan and Jennifer Djikas

CAL NO.: 317-15-Z

APPEARANCE FOR:

MINUTES OF MEETING:
August 21, 2015

APPEARANCE AGAINST:

PREMISES AFFECTED: 1119 W. Drummond Place

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to increase the 480 square foot area within the rear setback which may be occupied by an accessory building, by no more than 10% to 498.33 square feet for a proposed, two-story, rear addition, with a third floor open deck, to existing three-story, three-unit building being converted to a single family residence and connected, via a catwalk, to a proposed, rear, detached, two-car garage with an exterior fireplace and a roof deck.

ACTION OF BOARD.

CASE CONTINUED TO NOVEMBER 20, 2015

THE VOTE

SEP 24 2015

CITY OF CHICAGO

JONATHAN SWAIN

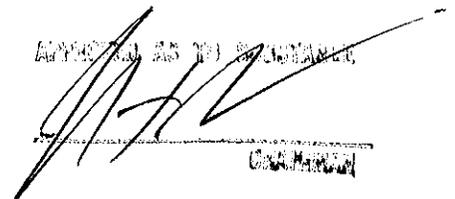
SOL FLORES

SHEILA O'GRADY

SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

APPROVED AS TO FORM AND CONTENT



Jonathan Swain

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

APPLICANT:

Cermak Recycling, Inc.

CAL NO.: 318-15-S

APPEARANCE FOR:

MINUTES OF MEETING:

August 21, 2015

APPEARANCE AGAINST:

PREMISES AFFECTED:

1001 West Cermak Road

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

ACTION OF BOARD.

CASE CONTINUED TO NOVEMBER 20, 2015

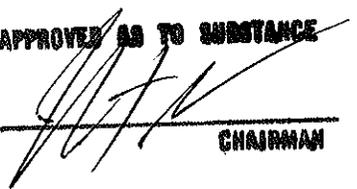
THE VOTE

SEP 24 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: Za Za Zoo Nail Salon, Inc. **CAL NO.:** 319-15-S
APPEARANCE FOR: Nick Ftikas **MINUTES OF MEETING:**
August 21, 2015
APPEARANCE AGAINST: None
PREMISES AFFECTED: 1404 W. Chicago 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 and waxing salon.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

SEP 24 2015

CITY OF CHICAGO

JONATHAN SWAIN
SOL FLORES
SHEILA O'GRADY
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

THE RESOLUTION:

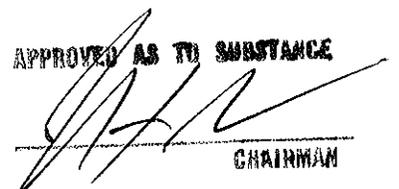
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 21, 2015, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 6, 2015; and

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 and waxing 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: SC Holdings, LLC

CAL NO.: 320-15-S

APPEARANCE FOR: Nick Ftikas

MINUTES OF MEETING:
August 21, 2015

APPEARANCE AGAINST: George Blakemore

PREMISES AFFECTED: 1409-11 N. Wells Street

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of one residential unit below the second floor of an existing, one-story building in the rear of the subject property.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

SEP 24 2015
CITY OF CHICAGO

JONATHAN SWAIN
SOL FLORES
SHEILA O'GRADY
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

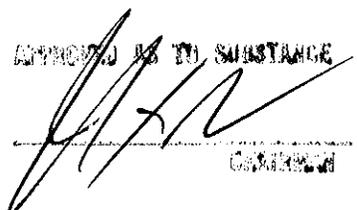
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 21, 2015, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 6, 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; George Blakemore testified in opposition to the application; the applicant shall be permitted to establish a residential use below the second floor of a an exiting one-story building; the unit shall be located at the rear of the property; the applicant shall be permitted to establish a ;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

CITY CLERK

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

APPLICANT: John and Anne Moroney

CAL NO.: 321-15-Z

APPEARANCE FOR:

MINUTES OF MEETING:
August 21, 2015

APPEARANCE AGAINST:

PREMISES AFFECTED: 1945 N. Burling Street

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the rear setback from 2' to 0.73'; 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 5' to 0' for a proposed, rear, two-car garage with a rooftop deck accessed by a set of open stairs leading from a proposed, rear, open deck; the existing, three-story, single family residence will remain unchanged.

ACTION OF BOARD.

CASE CONTINUED TO NOVEMBER 20, 2015

SEP 24 2015

CITY OF CHICAGO

JONATHAN SWAIN

SOL FLORES

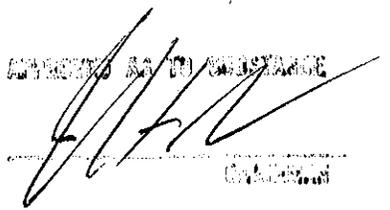
SHEILA O'GRADY

SAM TOIA

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

APPROVED AS TO CORRECTNESS



Jonathan Swain

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

APPLICANT: 4320 South Ashland Avenue, LLC **CAL NO.:** 322-15-S
APPEARANCE FOR: Mara Georges **MINUTES OF MEETING:**
August 21, 2015
APPEARANCE AGAINST: George Blakemore
PREMISES AFFECTED: 4312-24 S. Ashland Avenue

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a payday/title secured loan store.

ACTION OF BOARD.
APPLICATION APPROVED

SEP 24 2015

CITY OF CHICAGO

JONATHAN SWAIN
SOL FLORES
SHEILA O'GRADY
SAM TOIA

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

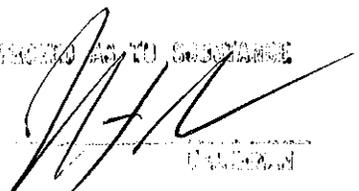
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 21, 2015, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 6, 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; George Blakemore testified in opposition to the application; the applicant shall be permitted to establish a payday/ title secured loan store at the subject site; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject; 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: Chicago Land Trust Company, No. 132814 **CAL NO.:** 323-15-S

APPEARANCE FOR: Mara Georges

MINUTES OF MEETING:
August 21, 2015

APPEARANCE AGAINST: George Blakemore

PREMISES AFFECTED: 2752-58 W. 47th Street

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a payday/title secured loan store.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

SEP 24 2015
CITY OF CHICAGO

JONATHAN SWAIN
SOL FLORES
SHEILA O'GRADY
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

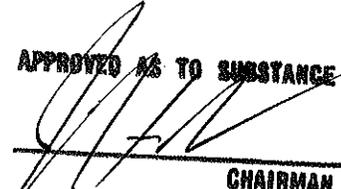
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 21, 2015, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 6, 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; George Blakemore testified in opposition to the application; the applicant shall be permitted to establish a payday/ title secured loan store at the subject site; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject; 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 Land Trust Company, No. 130244 **CAL NO.:** 324-15-S

APPEARANCE FOR: Mara Georges

MINUTES OF MEETING:
August 21, 2015

APPEARANCE AGAINST: George Blakemore

PREMISES AFFECTED: 4333 S. 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 payday/title secured loan store.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

SEP 24 2015

CITY OF CHICAGO

JONATHAN SWAIN
SOL FLORES
SHEILA O'GRADY
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

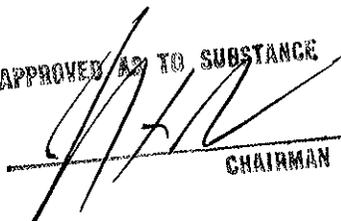
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 21, 2015, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 6, 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; George Blakemore testified in opposition to the application; the applicant shall be permitted to establish a payday/ title secured loan store at the subject site; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject; 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 Land Trust Company, No. 131114 **CAL NO.:** 325-15-S

APPEARANCE FOR: Mara Georges

MINUTES OF MEETING:
August 21, 2015

APPEARANCE AGAINST: George Blakemore

PREMISES AFFECTED: 3335 W. 63rd Street

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a payday/title secured loan store.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

SEP 24 2015

CITY OF CHICAGO

JONATHAN SWAIN
SOL FLORES
SHEILA O'GRADY
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

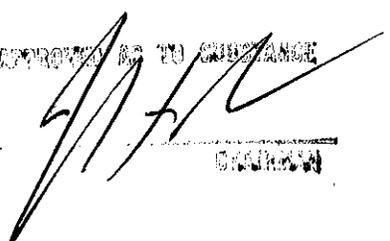
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 21, 2015, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 6, 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; George Blakemore testified in opposition to the application; the applicant shall be permitted to establish a payday/ title secured loan store at the subject site; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject; 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

SECRETARY

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

APPLICANT: Industrial Metal Enterprise, Inc.

CAL NO.: 20-15-S

APPEARANCE FOR:

MINUTES OF MEETING:
August 21, 2015

APPEARANCE AGAINST:

PREMISES AFFECTED: 4701-29 West Iowa Street

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

ACTION OF BOARD-
WITHDRAWN ON MOTION OF THE APPLICANT

SEP 24 2015

CITY OF CHICAGO

JONATHAN SWAIN
SOL FLORES
SHEILA O'GRADY
SAM TOIA

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Health Elements Foot Spa, Inc.

CAL NO.: 100-15-S

APPEARANCE FOR:

MINUTES OF MEETING:
August 21, 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.

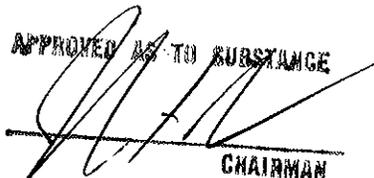
ACTION OF BOARD-
WITHDRAWN ON MOTION OF THE APPLICANT

SEP 24 2015
CITY OF CHICAGO

THE VOTE

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: RT Real Estate, LLC

CAL NO.: 164-15-Z

APPEARANCE FOR:

MINUTES OF MEETING:
August 21, 2015

APPEARANCE AGAINST:

PREMISES AFFECTED: 1838 N. Cleveland Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the rear setback from 33.32' to 18.83'; to reduce the north side setback from 2' to 0'; and, to reduce the combined side setback from 4.8' to 3' for a proposed, three-story, single-family residence connected to a proposed, rear, two-car garage with a roof deck.

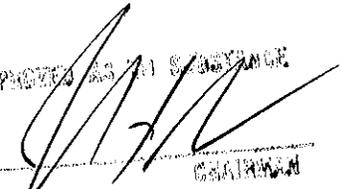
ACTION OF BOARD-
CASE CONTINUED TO SEPTEMBER 18, 2015

THE VOTE

SEP 24 2015
CITY OF CHICAGO

JONATHAN SWAIN
SOL FLORES
SHEILA O'GRADY
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

APPROVED AS TO SUBSTANCE

SECRETARY

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

APPLICANT: John Nguyen **CAL NO.:** 177-15-S
APPEARANCE FOR: Same **MINUTES OF MEETING:** August 21, 2015
APPEARANCE AGAINST: None
PREMISES AFFECTED: 6025-27 N. Lincoln 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

SEP 24 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 August 21, 2015, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on May 3, 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

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

APPLICANT: Harborside Illinois Grown Medicine, Inc. **CAL NO.:** 180-15-S

APPEARANCE FOR: **MINUTES OF MEETING:**
August 21, 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 NOVEMBER 20, 2015

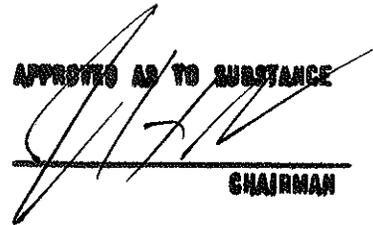
THE VOTE

SEP 24 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: Union Group of Illinois, LLC

CAL NO.: 183-15-S

APPEARANCE FOR:

MINUTES OF MEETING:
August 21, 2015

APPEARANCE AGAINST:

PREMISES AFFECTED: 6428-30 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 a medical cannabis dispensary.

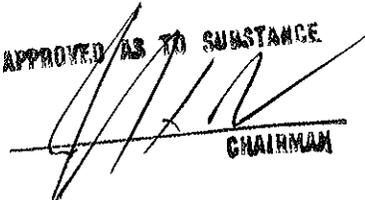
ACTION OF BOARD-
CASE CONTINUED TO DECEMBER 18, 2015

THE VOTE

SEP 24 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: Justin Frosolone and Kathleen Byrne

CAL NO.: 190-15-Z

APPEARANCE FOR: Thomas Moore

DATE OF MEETING:
August 21, 2015

APPEARANCE AGAINST: None

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-
VARIATION GRANTED**

THE VOTE

SEP 21 2015

CITY OF CHICAGO

JONATHAN SWAIN
SOL FLORES
SHEILA O'GRADY
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

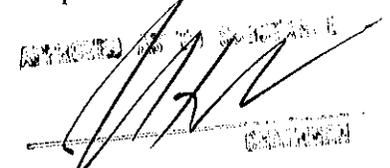
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 21, 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 0.92'; 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 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 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: Reliable Asphalt Corporation

CAL NO.: 219-15-A

APPEARANCE FOR:

DATE OF MEETING:
August 21, 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.

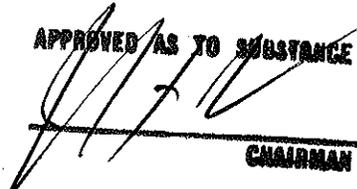
ACTION OF BOARD-
WITHDRAWN ON MOTION OF THE APPLICANT

THE VOTE

SEP 24 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: 735 N. Wells, LLC c/o Jenel Management Corporation

CAL NO.: 239-15-Z

APPEARANCE FOR:

MINUTES OF MEETING:
August 21, 2015

APPEARANCE AGAINST:

PREMISES AFFECTED: 755 N. Wells Street

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the length of the off-street loading space from 10' x 25' x 14' to 10' x 20.58' x 9' for the proposed conversion of a ground floor parking garage into retail space in a three-story, commercial/retail building.

ACTION OF BOARD-
CASE CONTINUED TO NOVEMBER 20, 2015

SEP 24 2015

CITY OF CHICAGO

JONATHAN SWAIN

SOL FLORES

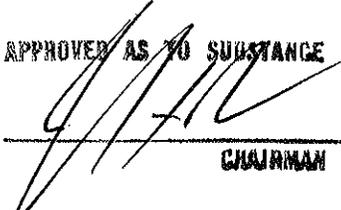
SHEILA O'GRADY

SAM TOIA

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT:

V75 Limited

CAL NO.: 255-15-Z

APPEARANCE FOR:

MINUTES OF MEETING:

August 21, 2015

APPEARANCE AGAINST:

PREMISES AFFECTED:

125-27 W. 75th Street

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a public place of amusement within 125' of an RS-3, Residential Single-unit (Detached House) District.

ACTION OF BOARD-

CASE CONTINUED TO SEPTEMBER 18, 2015

THE VOTE

SEP 24 2015

CITY OF CHICAGO

JONATHAN SWAIN

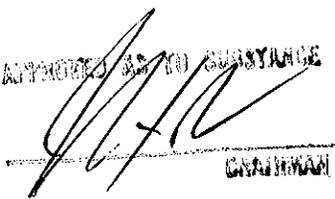
SOL FLORES

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: The Cermak Group, Ltd.

CAL NO.: 271-15-S

APPEARANCE FOR:

MINUTES OF MEETING:

August 21, 2015

APPEARANCE AGAINST:

PREMISES AFFECTED: 1300-16 W. Cermak Road

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 one drive-through lane.

ACTION OF BOARD-
CASE CONTINUED TO SEPTEMBER 18, 2015

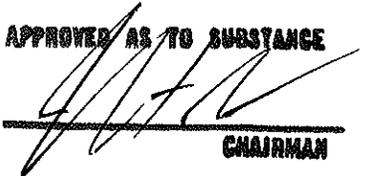
THE VOTE

SEP 24 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