

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

APPLICANT: 1829 N. Orchard, LLC c/o LG Construction

CAL NO.: 326-15-Z

APPEARANCE FOR:

MINUTES OF MEETING:
September 18, 2015

APPEARANCE AGAINST:

PREMISES AFFECTED: 1829 N. Orchard Street

NATURE OF REQUEST: Application for a variation to reduce the rear setback from 34.72' to 2.0'; to reduce the north side setback from 2.64' to 0.17'; to reduce the south side setback from 2.64' to 0.17'; and, to reduce the combined side setback from 6.6' to 0.34' for a proposed, rear, detached, three-car garage with a roof deck which exceeds 15' in height and is accessed via an open, exterior staircase greater than 6' above-grade.

ACTION OF BOARD-
CASE CONTINUED TO NOVEMBER 20, 2015

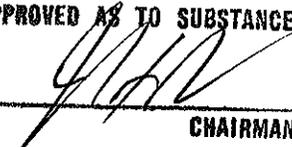
THE VOTE

OCT 20 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: Castles and Kings, LLC

CAL NO.: 327-15-S

APPEARANCE FOR:

MINUTES OF MEETING:
September 18, 2015

APPEARANCE AGAINST:

PREMISES AFFECTED: 2845-47 W. Arthington 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-space, off-site, accessory, parking lot to serve a proposed, indoor, sports facility to be located at 2824 W. Taylor Street.

ACTION OF BOARD

CASE CONTINUED TO OCTOBER 16, 2015

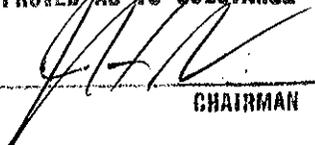
THE VOTE

OCT 22 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: JB Real Estate Fund, LLC Series 1638 **CAL NO.:** 328-15-Z
APPEARANCE FOR: Aaron Fox **MINUTES OF MEETING:**
September 18, 2015
APPEARANCE AGAINST: None
PREMISES AFFECTED: 1638 N. Bell Avenue

NATURE OF REQUEST: Application for a variation to reduce the rear setback from 34.93' to 6.89'; to reduce the north 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 which is accessed via an open stair exceeding 6' in height.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

OCT 22 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 September 18, 2015, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 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 reduce the north 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 which is accessed via an open stair exceeding 6' in height; 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: Sue and Chris Anish **CAL NO.:** 329-15-Z
APPEARANCE FOR: Same **MINUTES OF MEETING:**
September 18, 2015
APPEARANCE AGAINST: None
PREMISES AFFECTED: 7658 W. Farragut Avenue

NATURE OF REQUEST Application for a variation to reduce the rear setback from 34.8' to 3.42'; to reduce the east side setback from 4.62' to 3.58'; to reduce the west side setback from 4.62' to 4.25'; and, to reduce the combined side setback from 13.87' to 7.83' for a proposed, rear, one-story addition, containing living space and a one-car garage, to an existing, two-story, single-family residence.

ACTION OF BOARD-
VARIATION GRANTED

OCT 22 2015
 CITY OF CHICAGO

THE VOTE

JONATHAN SWAIN
 SOL FLORES
 SHEILA O'GRADY
 SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		

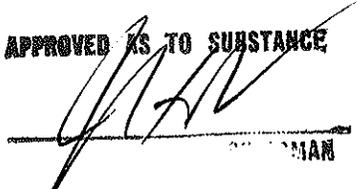
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 18, 2015, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 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 reduce the east side setback to 3.58'; to reduce the west side setback to 4.25'; and, to reduce the combined side setback to 7.83' for a proposed, rear, one-story addition, containing living space and a one-car garage, to an existing, two-story, single-family residence; additional variations were granted in Cal. Nos. 330-15-Z and 331-15-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: Sue and Chris Anish **CAL NO.:** 330-15-Z
APPEARANCE FOR: Same **MINUTES OF MEETING:**
September 18, 2015
APPEARANCE AGAINST: None
PREMISES AFFECTED: 7658 W. Farragut Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the rear yard open space from 400 square feet to 0 square feet for a proposed, rear, one-story addition, containing living space and a one-car garage, to an existing, two-story, single-family residence.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

OCT 22 2015
 CITY OF CHICAGO

JONATHAN SWAIN
 SOL FLORES
 SHEILA O'GRADY
 SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		

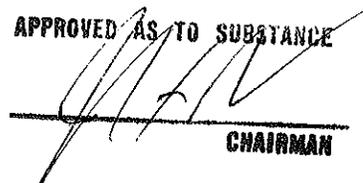
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 18, 2015, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 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 reduce the rear yard open space to 0 square feet; additional variations were granted in Cal. Nos. 329-15-Z and 331-15-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: Sue and Chris Anish **CAL NO.:** 331-15-Z
APPEARANCE FOR: Same **MINUTES OF MEETING:**
September 18, 2015
APPEARANCE AGAINST: None
PREMISES AFFECTED: 7658 W. Farragut Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the on-site, accessory parking by no more than one for a proposed, rear, one-story addition, containing living space and a one-car garage, to an existing, two-story, single-family residence.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

OCT 22 2015
 CITY OF CHICAGO

JONATHAN SWAIN
 SOL FLORES
 SHEILA O'GRADY
 SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		

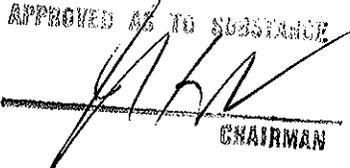
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 18, 2015, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 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 reduce the on-site, accessory parking by no more than one; additional variations were granted in Cal. Nos. 329-15-Z and 330-15-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: Jaidev S. Bhattal **CAL NO.:** 332-15-Z
APPEARANCE FOR: James Stola **MINUTES OF MEETING:**
 September 18, 2015
APPEARANCE AGAINST: None
PREMISES AFFECTED: 1949 South Trumbull Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the north side setback from 2' to 0.83' for a proposed, rear, two-story, open staircase being added to an existing, two-story, three-unit building being converted to a two-unit building.

**ACTION OF BOARD-
 VARIATION GRANTED**

THE VOTE

OCT 22 2015
 CITY OF CHICAGO

JONATHAN SWAIN
 SOL FLORES
 SHEILA O'GRADY
 SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		

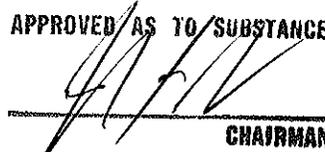
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 18, 2015, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 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 reduce the north side setback to 0.83' for a proposed, rear, two-story, open staircase being added to an existing, two-story, three-unit building being converted to a two-unit building; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

 CHAIRMAN

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

APPLICANT: Jonathan Villegas **CAL NO.:** 333-15-Z
APPEARANCE FOR: Same **MINUTES OF MEETING:**
September 18, 2015
APPEARANCE AGAINST: None
PREMISES AFFECTED: 6540 South Vernon Avenue

NATURE OF REQUEST: Application for a variation to reduce the rear setback from 34.22' to 30.24' and to reduce the north side setback from 3.84' to 0.55' for the proposed enclosure of an existing, front, two-story porch and the expansion of interior habitable space into a front, two-story addition to an existing, two-story, two-unit building being converted to a single-family residence.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

OCT 22 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 September 18, 2015, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 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 reduce the north side setback to 0.55' for the proposed enclosure of an existing, front, two-story porch and the expansion of interior habitable space into a front, two-story addition to an existing, two-story, two-unit building being converted to a single-family residence; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

 CHAIRMAN

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

APPLICANT: Anna I. Parr **CAL NO.:** 334-15-S
APPEARANCE FOR: Same **MINUTES OF MEETING:**
September 18, 2015
APPEARANCE AGAINST: None
PREMISES AFFECTED: 5911 W. Grace Street

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the front setback from 15.5' to 10.37' for a proposed, open, front porch with a roof; the existing, two-story, single-family residence will remain unchanged.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

OCT 22 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 September 18, 2015, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 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 testified that she would like to construct a porch on the front of her house; she testified that her home is one of the few homes on the block without a porch; the applicant shall be permitted to reduce the front setback to 10.37' for a proposed, open, front porch with a roof; the existing, two-story, single-family residence will remain unchanged; 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 AND TO SUBMIT

 CHAIRMAN

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

APPLICANT: Apartment Builders, Inc.

CAL NO.: 335-15-S

APPEARANCE FOR:

MINUTES OF MEETING:
September 18, 2015

APPEARANCE AGAINST:

PREMISES AFFECTED: 7621-39 S. State Street

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a five-story, 90-room hotel.

ACTION OF BOARD.

CASE CONTINUED TO DECEMBER 18, 2015

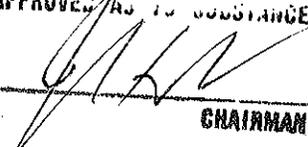
THE VOTE

OCT 22 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: Mary Ann O'Connor **CAL NO.:** 336-15-Z
APPEARANCE FOR: Mark Kupiec **MINUTES OF MEETING:**
September 18, 2015
APPEARANCE AGAINST: None
PREMISES AFFECTED: 1400 W. Hood Avenue

NATURE OF REQUEST: Application for a variation to increase the pre-existing floor area ratio of 0.65 to no more than 0.75 (0.74) for a proposed, third floor addition to an existing two-story, single-family residence; the existing, rear, detached, two-car garage will not be modified as a result of this application.

ACTION OF BOARD.

THE VOTE

OCT 22 2015

CITY OF CHICAGO

JONATHAN SWAIN
SOL FLORES
SHEILA O'GRADY
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		

THE RESOLUTION:

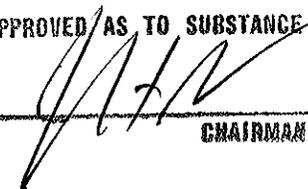
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 18, 2015, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 3, 2015; and

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 increase the pre-existing floor area ratio of 0.65 to no more than 0.75 (0.74) for a proposed, third floor addition to an existing two-story, single-family residence; the existing, rear, detached, two-car garage will not be modified as a result of this application; additional variations were granted to the subject site in Cal. No. 337-15-Z and 338-15-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: Mary Ann O'Connor **CAL NO.:** 337-15-Z
APPEARANCE FOR: Mark Kupiec **MINUTES OF MEETING:**
 September 18, 2015
APPEARANCE AGAINST: None
PREMISES AFFECTED: 1400 W. Hood Avenue

NATURE OF REQUEST: Application for a variation to increase the 30' building height maximum by no more than 10% (33') for a proposed, third floor addition to an existing two-story, single-family residence; the existing, rear, detached, two-car garage will not be modified as a result of this application.

**ACTION OF BOARD-
 VARIATION GRANTED**

OCT 22 2015
 CITY OF CHICAGO

THE VOTE

JONATHAN SWAIN
 SOL FLORES
 SHEILA O'GRADY
 SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		

THE RESOLUTION:

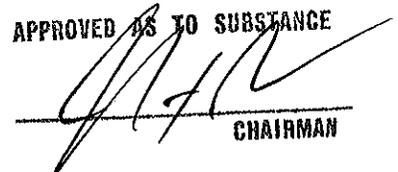
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 18, 2015, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 3, 2015; and

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 increase the 30' building height maximum by no more than 10% (33') for a proposed, third floor addition to an existing two-story, single-family residence; the existing, rear, detached, two-car garage will not be modified as a result of this application; additional variations were also granted in Cal. No. 336-15-Z and 338-15-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: Mary Ann O'Connor **CAL NO.:** 338-15-Z
APPEARANCE FOR: Mark Kupiec **MINUTES OF MEETING:**
September 18, 2015
APPEARANCE AGAINST: None
PREMISES AFFECTED: 1400 W. Hood Avenue

NATURE OF REQUEST: Application for a variation to reduce the front setback from 25.36' to 25.34'; to reduce the east side setback from 4' to 3.02'; to reduce the west side setback from 4' to 2.1'; and, to reduce the combined side setback from 9.258' to 5.12' for a proposed, third floor addition to an existing two-story, single-family residence; the existing, rear, detached, two-car garage will not be modified as a result of this application.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

OCT 22 2015

CITY OF CHICAGO

JONATHAN SWAIN
SOL FLORES
SHEILA O'GRADY
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		

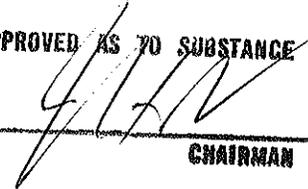
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 18, 2015, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 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 reduce the front setback to 25.34'; to reduce the east side setback to 3.02'; to reduce the west side setback to 2.1'; and, to reduce the combined side setback to 5.12' for a proposed, third floor addition to an existing two-story, single-family residence; the existing, rear, detached, two-car garage will not be modified as a result of this application; additional variations were also granted in Cal No. 336-15-Z and 337-15-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: Carlton Midway Corporation/ DBA Carlton Inn Midway **CAL NO.:** 339-15-S

APPEARANCE FOR: Mark Kupiec

MINUTES OF MEETING:
September 18, 2015

APPEARANCE AGAINST: None

PREMISES AFFECTED: 4944 S. Archer Avenue

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval to expand an existing, two-story hotel through the addition of 528 square feet of first floor meeting space by enclosing an existing, covered patio.

ACTION OF BOARD.
APPLICATION APPROVED

THE VOTE

OCT 22 2015
CITY OF CHICAGO

JONATHAN SWAIN
SOL FLORES
SHEILA O'GRADY
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		

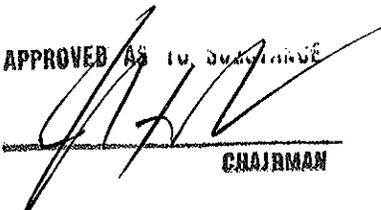
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 18, 2015, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 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 expand an existing, two-story hotel through the addition of 528 square feet of first floor meeting space by enclosing an existing, covered patio; 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 project is constructed consistent with the design, layout, materials and plans prepared by Michael Pagan and dated September 15, 2015.

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Sacred Memories, Ltd.

CAL NO.: 340-15-S

APPEARANCE FOR: Mark Kupiec

MINUTES OF MEETING:
September 18, 2015

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2453-57 W. 59th Street

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a 27-space, off-site, accessory, parking lot to serve a proposed funeral home to be located at 2514 West 59th Street.

ACTION OF BOARD:
APPLICATION APPROVED

THE VOTE

OCT 22 2015
CITY OF CHICAGO

JONATHAN SWAIN
SOL FLORES
SHEILA O'GRADY
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		

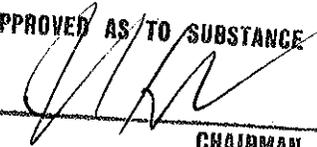
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 18, 2015, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 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; George Blakemore testified in objection to the application; the applicant shall be permitted to establish a 27-space, off-site, accessory, parking lot to serve a proposed funeral home to be located at 2514 W. 59th Street; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s):the development is consistent with the design, layout and plans prepared by Red Architects and dated August 19, 2015 (site plan) and dated September 3, 2015 (landscape plan).

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: BGC, Inc. **CAL NO.:** 341-15-Z
APPEARANCE FOR: Mark Kupiec **MINUTES OF MEETING:**
September 18, 2015
APPEARANCE AGAINST: None
PREMISES AFFECTED: 3806 N. Hermitage Avenue

NATURE OF REQUEST: Application for a variation to reduce the rear setback from 35' to 4'; to reduce the south side setback from 2' to 0'; and, to reduce the combined side setback from 5' to 2.5' for a proposed, open stair above 6' to access a proposed, rooftop deck on an existing, rear, detached, two-car garage; the existing, three-story, single-family residence will remain unchanged.

ACTION OF BOARD-
VARIATION GRANTED

OCT 22 2015
CITY OF CHICAGO

THE VOTE

JONATHAN SWAIN
SOL FLORES
SHEILA O'GRADY
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		

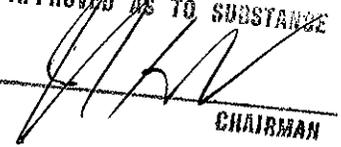
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 18, 2015, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 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 reduce the rear setback to 4'; to reduce the south side setback to 0'; and, to reduce the combined side setback to 2.5' for a proposed, open stair above 6' to access a proposed, rooftop deck on an existing, rear, detached, two-car garage; the existing, three-story, single-family residence will remain unchanged; 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: Eric H. Rochel **CAL NO.:** 342-15-S
APPEARANCE FOR: Mark Kupiec **MINUTES OF MEETING:**
APPEARANCE AGAINST: None September 18, 2015
PREMISES AFFECTED: 4718 S. Pulaski Road

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

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

OCT 22 2015

CITY OF CHICAGO

JONATHAN SWAIN
SOL FLORES
SHEILA O'GRADY
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		

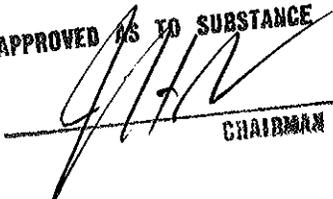
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 18, 2015, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 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 barber shop 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: Imelda Varela Becerril/DBA All Star Fadez, Inc. **CAL NO.:** 343-15-S

APPEARANCE FOR: Same **MINUTES OF MEETING:** September 18, 2015

APPEARANCE AGAINST: None

PREMISES AFFECTED: 5639 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 barber shop.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

OCT 22 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 September 18, 2015, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 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 barber shop 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: Jessica M. DeFiore/DBA Black Oak Tattoo, LLC **CAL NO.:** 344-15-S

APPEARANCE FOR: Same

MINUTES OF MEETING:
September 18, 2015

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3419 W. Fullerton Avenue

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a body art services facility.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

OCT 22 2015

CITY OF CHICAGO

JONATHAN SWAIN
SOL FLORES
SHEILA O'GRADY
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		

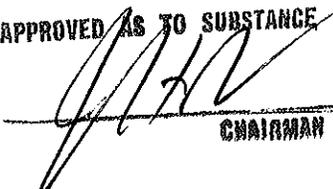
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 18, 2015, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 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 body art services facility; the applicant testified that she would operate by appointment only; 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: David Kunesh/DBA Shred's Inferno **CAL NO.:** 345-15-S
APPEARANCE FOR: Same **MINUTES OF MEETING:**
September 18, 2015
APPEARANCE AGAINST: None
PREMISES AFFECTED: 4304 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 body art services facility.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

OCT 22 2015
CITY OF CHICAGO

JONATHAN SWAIN
SOL FLORES
SHEILA O'GRADY
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		

THE RESOLUTION:

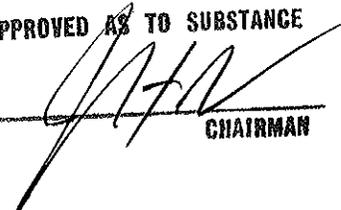
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 18, 2015, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 3, 2015; and

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 in this matter testified that he currently operates a galley at this location and would now like to add body art services; the applicant shall be permitted to establish a body art service facility 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:

Bijou Hair

CAL NO.: 346-15-S

APPEARANCE FOR:

MINUTES OF MEETING:

September 18, 2015

APPEARANCE AGAINST:

PREMISES AFFECTED:

2110 E. 71st Street

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

ACTION OF BOARD.

CASE CONTINUED TO NOVEMBER 20, 2015

THE VOTE

OCT 22 2015

CITY OF CHICAGO

JONATHAN SWAIN

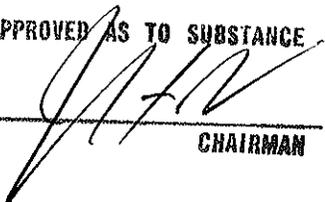
SOL FLORES

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: Elias Abuelizam

CAL NO.: 347-15-S

APPEARANCE FOR:

MINUTES OF MEETING:
September 18, 2015

APPEARANCE AGAINST:

PREMISES AFFECTED: 654-58 East 67th Street

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval to expand an existing retail store for the sale of liquor as a packaged good.

ACTION OF BOARD.

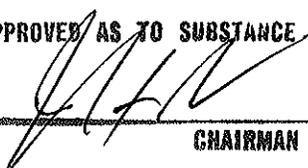
CASE CONTINUED TO DECEMBER 18, 2015

OCT 22 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: Cory Krieger **CAL NO.:** 348-15-Z
APPEARANCE FOR: Thomas Moore **MINUTES OF MEETING:**
APPEARANCE AGAINST: None September 18, 2015
PREMISES AFFECTED: 2101 W. Race Avenue

NATURE OF REQUEST: Application for a variation to reduce the rear setback from 25.2' to 13.11'; to reduce the west side setback from 2.5' to 0'; and, to reduce the rear yard open space from 147 square feet to 0 square feet for a proposed, three-story, single-family residence with a rear, attached, two-car garage with a rooftop deck.

ACTION OF BOARD-
VARIATION GRANTED

OCT 22 2015
 CITY OF CHICAGO

THE VOTE

JONATHAN SWAIN
 SOL FLORES
 SHEILA O'GRADY
 SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		

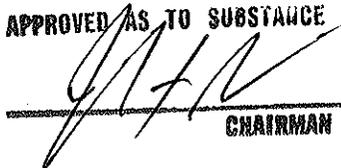
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 18, 2015, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 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 reduce the rear setback to 13.11'; to reduce the west side setback to 0'; and, to reduce the rear yard open space from 147 square feet to 0 square feet for a proposed, three-story, single-family residence with a rear, attached, two-car garage with a rooftop deck; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

 CHAIRMAN

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

APPLICANT: Prentice Earl **CAL NO.:** 349-15-S
APPEARANCE FOR: Thomas Moore **MINUTES OF MEETING:**
September 18, 2015
APPEARANCE AGAINST: None
PREMISES AFFECTED: 10710 S. Wentworth Avenue

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a transitional residence for 10 residents.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

OCT 22 2015
CITY OF CHICAGO

JONATHAN SWAIN
SOL FLORES
SHEILA O'GRADY
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		

THE RESOLUTION:

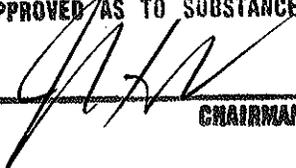
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 18, 2015, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 3, 2015; and

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

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The development is consistent with the design, layout and plans prepared by KASI Design and dated September 8, 2015.

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

APPROVED AS TO SUBSTANCE



 CHAIRMAN

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

APPLICANT: Shakespeare 2214, LLC **CAL NO.:** 350-15-Z
APPEARANCE FOR: Thomas Moore **MINUTES OF MEETING:**
September 18, 2015
APPEARANCE AGAINST: None
PREMISES AFFECTED: 2214 N. Shakespeare Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the front setback from 25.823' to 8' for a proposed, two-story, single-family residence with a rooftop deck and a rear, detached, two-car garage.

ACTION OF BOARD.
VARIATION GRANTED

OCT 22 2015
 CITY OF CHICAGO

THE VOTE

JONATHAN SWAIN
 SOL FLORES
 SHEILA O'GRADY
 SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		

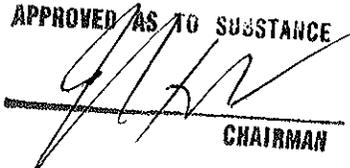
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 18, 2015, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 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 reduce the front setback to 8' for a proposed, two-story, single-family residence with a rooftop deck and a rear, detached, two-car garage; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

 CHAIRMAN

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

APPLICANT: Tracy D. Williams **CAL NO.:** 351-15-Z
APPEARANCE FOR: Thomas Moore **MINUTES OF MEETING:**
APPEARANCE AGAINST: None September 18, 2015
PREMISES AFFECTED: 2156 W. Byron /3901 N. Leavitt Street

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the north side setback from 3.23' to 3'; to reduce the south side setback from 3.23' to 1'; and, to reduce the combined side setback from 8.08' to 4' for a proposed, two-story, single-family residence with a rear, detached, four-car garage.

ACTION OF BOARD-

OCT 22 2015
CITY OF CHICAGO

THE VOTE

JONATHAN SWAIN
SOL FLORES
SHEILA O'GRADY
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		

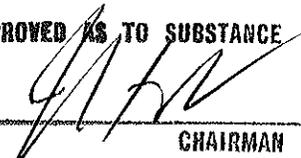
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 18, 2015, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 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 reduce the north side setback to 3'; to reduce the south side setback to 1'; and, to reduce the combined side setback to 4' for a proposed, two-story, single-family residence with a rear, detached, four-car garage; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE


 CHAIRMAN

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

APPLICANT: Wells Place Land, LLC **CAL NO.:** 352-15-Z
APPEARANCE FOR: Thomas Moore **MINUTES OF MEETING:**
September 18, 2015
APPEARANCE AGAINST: None
PREMISES AFFECTED: 839 -41 S. Wells Street

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the rear setback from 30' to 0' for a proposed, four-story, 42-unit building with retail and office space, along with accessory parking, on the ground floor, a rooftop stair and elevator penthouse for roof deck access.

ACTION OF BOARD-
VARIATION GRANTED

OCT 22 2015
CITY OF CHICAGO

THE VOTE

JONATHAN SWAIN
SOL FLORES
SHEILA O'GRADY
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 18, 2015, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 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 reduce the rear setback to 0' for a proposed, four-story, 42-unit building with retail and office space, along with accessory parking, on the ground floor, a rooftop stair and elevator penthouse for roof deck access; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO

CHAIRMAN

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

APPLICANT:

John Morgan

CAL NO.: 353-15-Z

APPEARANCE FOR:

MINUTES OF MEETING:

September 18, 2015

APPEARANCE AGAINST:

PREMISES AFFECTED:

1917 N. Fremont Street

NATURE OF REQUEST: Application for a variation to reduce the rear setback from 35' to 22'; to reduce the north side setback from 2' to 0.75'; to reduce the south side setback from 2' to 1.75'; and, to reduce the combined side setback from 4.8' to 2.5' for a proposed, three-story, single-family residence with a rear, detached, three-car garage with an exterior fireplace and a roof deck which is accessed via an open stair exceeding 6' in height.

ACTION OF BOARD-

CASE CONTINUED TO DECEMBER 18, 2015

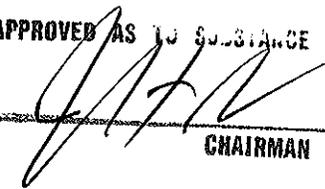
THE VOTE

OCT 22 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: Christ Center of Hope, Assemblies of God **CAL NO.:** 354-15-S

APPEARANCE FOR:

MINUTES OF MEETING:

September 18, 2015

APPEARANCE AGAINST:

PREMISES AFFECTED: 5534 N. Kedzie Avenue

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

ACTION OF BOARD-

CASE CONTINUED TO JANUARY 15, 2016

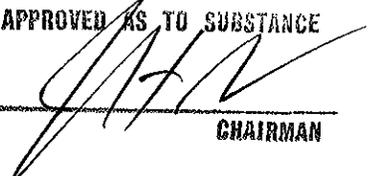
THE VOTE

OCT 22 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: Christ Center of Hope, Assemblies of God

CAL NO.: 355-15-S

APPEARANCE FOR:

MINUTES OF MEETING:

September 18, 2015

APPEARANCE AGAINST:

PREMISES AFFECTED: 5501 N. Kedzie Avenue

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of eight, off-site, required, accessory, parking spaces to serve a religious assembly facility located at 5534 North Kedzie Avenue.

ACTION OF BOARD-

CASE CONTINUED TO JANUARY 15, 2016

THE VOTE

OCT 22 2015
CITY OF CHICAGO

JONATHAN SWAIN
SOL FLORES
SHEILA O'GRADY
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		

APPROVED AS TO SUBSTANCE

CHAIRMAN

**ZONING BOARD OF APPEALS
CITY OF CHICAGO**

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



OCT 22 2015
CITY OF CHICAGO

Dominic McGee
APPLICANT

356-15-S
CALENDAR NUMBER

5202 N. Oakley Avenue
PREMISES AFFECTED

September 18, 2015
HEARING DATE

John Pikarski
APPEARANCE FOR APPLICANT

Maura Romero
OBJECTOR

NATURE OF REQUEST

Application for a special use to establish a residential use below the second floor for a proposed four-story, eight-unit building with a roof deck and a side detached eight-car garage with a roof deck.

ACTION OF BOARD

THE VOTE

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

Jonathan Swain, Chair
Sol Flores
Sheila O'Grady
Sam Toia

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

THE RESOLUTION OF THE BOARD

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals ("Board") at its regular meeting held on September 18, 2015, after due notice thereof as provided under Section 17-13-0107-B of the Chicago Zoning Ordinance ("Zoning Ordinance") and by publication in the *Chicago Sun-Times*; and

WHEREAS, Mr. John Pikarski, counsel for the Applicant, summarized the history of the affected property and explained the underlying nature of the relief sought; that the subject property is owned by the Applicant; that previously the subject property was improved with a commercial building but that said commercial building had been vacant for three (3) years; that the Applicant is seeking a special use to have ground floor residential use at the subject property; and

WHEREAS, the Applicant Mr. Dominic McGee testified; that he has been in the construction business for twenty (20) years and is the owner of the subject property; that

he has not yet decided if the proposed development will be rental units or condominium units; that, however, if he were required to put a commercial unit on the ground floor of his proposed development he would not be able to rent the unit as commercial units are very hard to rent in the neighborhood; that a residential unit on the ground floor would be in the interest of the public convenience because there is no demand for commercial units in this area but there is a demand for residential; that the proposed first floor residential unit would actually **increase** surrounding property values, increase the quality of the streetscape, and would be compatible with the characteristics of the surrounding neighborhood; and

WHEREAS, Mr. Michael Cassil testified on behalf of the Applicant; that his credentials as an expert in architecture were acknowledged by the Board; that the proposed use is in the interest of the public convenience; that the proposed use will have no significant adverse impact on the general welfare of the community; and

WHEREAS, Mr. Joseph M. Ryan testified on behalf of the Applicant; that his credentials as an expert in real estate appraisal were acknowledged by the Board; that he has physically inspected the subject property and its surrounding area; that his findings are contained in his report on the subject property; his report was submitted and accepted by the Board; that his report fully addresses all of the criteria identified in this Zoning Ordinance which must be addressed in support of such an application; that he then orally testified that the proposed special use: (1) complies with all applicable standards of this Zoning Ordinance; (2) is in the interest of the public convenience and will have no adverse impact on the surrounding neighborhood as the proposed building and use is following the trend of development in the neighborhood; (3) is compatible with the character of the surrounding area in terms of site planning and building scale and project design as the proposed building follows the trend of development in the area; (4) 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; (5) and will promote pedestrian safety and comfort; and

WHEREAS, Ms. Maura Romero, of 2301 W. Farragut, testified in objection to the application; that the proposed development's garage will be next to her garage; that she has been having ongoing damage to her garage; that construction trucks have damaged her garage; that she objects to the Applicant building an eight-car garage as that will be more cars next to her garage; that she is also concerned about public safety; and

WHEREAS, in response to Ms. Romero's objections, Mr. Pikarski explained that Ms. Romero's home faced Farragut and is across the alley from the subject property; that Ms. Romero has a side drive so she does not use the alley for ingress and egress to her garage; and

WHEREAS in response to questions from the Board, Mr. Pikarski further explained that the Applicant did not provide the construction trucks that damaged her garage; that Ms. Romero has five (5) pylons along her garage that she has indicated have been injured over the course of history; that the Applicant has agreed to restore these five (5) pylons;

that the Applicant's garage entrance will be over thirty feet (30') away from Ms. Romero's garage; and

WHEREAS, the Board inquired if the Applicant would have some sort of central security system for its proposed development; and

WHEREAS, Mr. Pikarski stated that the Applicant would; and

WHEREAS, the Board stated that the Applicant should put a camera in the alley so that if someone bumped into Ms. Romero's garage, he or she could pay for the damage; and

WHEREAS, Mr. Pikarski stated that Applicant would do so; and

WHEREAS, the staff of the Department of Planning and Development recommended approval of the proposed special use; now, therefore,

THE ZONING BOARD OF APPEALS having fully heard the testimony and arguments of the parties and being fully advised, hereby makes the following findings with reference to the Applicant's application for a special use pursuant to Section 17-13-0905-A of the Chicago Zoning Ordinance:

1. The proposed special use complies with all applicable standards of this Zoning Ordinance.
2. The proposed special use is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of the neighborhood as commercial units are hard to fill in the neighborhood and a residential unit on the ground floor will increase property values in the neighborhood.
3. The proposed special use is compatible with the character of the surrounding area in terms of site planning and building scale and project design because the proposed building is following the trend of development in the area.
4. The proposed special use 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 as the proposed special use will be residential and therefore will fit in with the residential character of the neighborhood.
5. The proposed special use is designed to promote pedestrian safety and comfort as it will be located in a development with eight on-site parking spaces and will increase the quality of the streetscape.

RESOLVED, the Board finds that the Applicant has proved its case by testimony and evidence covering the five specific criteria of Section 17-13-0905-A of the Chicago Zoning Ordinance.

RESOLVED, the aforesaid special use application is hereby approved, and the Zoning Administrator is authorized to permit said special use subject to the following condition, pursuant to the authority granted by Section 17-13-0906 of the Chicago Zoning Ordinance:

1. The Applicant shall place a camera on the rear of the garage to monitor any alley traffic and any damage to Ms. Romero's garage.

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: Dominic McGee

CAL NO.: 359-15-Z

APPEARANCE FOR:

MINUTES OF MEETING:
September 18, 2015

APPEARANCE AGAINST:

PREMISES AFFECTED: 3725-27 N. Fremont Street/849-51 W. Bradley Place

NATURE OF REQUEST: Application for a variation to reduce the rear setback from 30' to 9.5' in order to allow for the subdivision of a 70' x 94' lot improved with a three-story, six-unit building which will remain and a two-story, single-family residence which will be demolished to allow for the construction of a new residential development.

ACTION OF BOARD-
CASE CONTINUED TO DECEMBER 18, 2015

THE VOTE

OCT 22 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: Rachel Adesola/DBA Amazing Grace Kids Palace, Inc. **CAL NO.:** 360-15-Z

APPEARANCE FOR: Patrick Turner

MINUTES OF MEETING:
September 18, 2015

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2368 E. 69th Street

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the quantity of accessory, on-site, vehicular, parking spaces by no more than three (to zero space) for a proposed daycare to be established in an existing, one-story building that is more than 50 years old.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

OCT 22 2015
CITY OF CHICAGO

JONATHAN SWAIN
SOL FLORES
SHEILA O'GRADY
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		

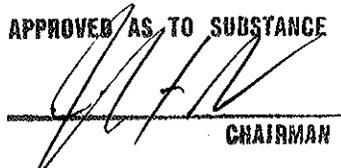
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 18, 2015, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 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 reduce the quantity of accessory, on-site, vehicular, parking spaces by no more than three (to zero space) for a proposed daycare to be established in an existing, one-story building that is more than 50 years old; 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: Wintrust Bank c/o Chuck Walsh **CAL NO.:** 361-15-S
APPEARANCE FOR: Patrick Turner **MINUTES OF MEETING:**
 September 18, 2015
APPEARANCE AGAINST: None
PREMISES AFFECTED: 100 W. North Avenue

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of two drive-through lanes to serve the existing bank at this location.

ACTION OF BOARD-
 APPLICATION APPROVED

THE VOTE

OCT 22 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 September 18, 2015, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 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 two drive-through lanes that will serve the existing bank at the subject site; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The development is consistent with the design, layout and plans prepared by VOA Associates and dated July 17, 2015 (landscape plan) and September 11, 2015 (site plan).

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

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Art + Science Salons 3, LLC

CAL NO.: 362-15-S

APPEARANCE FOR: Andrew Mooney

MINUTES OF MEETING:
September 18, 2015

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1554 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 beauty salon.

ACTION OF BOARD:
APPLICATION APPROVED

THE VOTE

OCT 22 2015
CITY OF CHICAGO

JONATHAN SWAIN
SOL FLORES
SHEILA O'GRADY
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		

THE RESOLUTION:

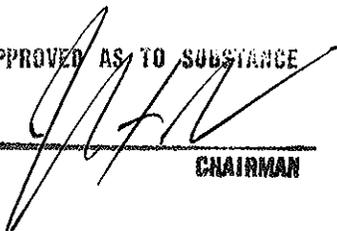
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 18, 2015, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 3, 2015; and

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 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: Art + Science Salons 3, LLC **CAL NO.:** 363-15-S
APPEARANCE FOR: Andrew Mooney **MINUTES OF MEETING:**
September 18, 2015
APPEARANCE AGAINST: None
PREMISES AFFECTED: 1971 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 beauty salon.

ACTION OF BOARD-
APPLICATION APPROVED

OCT 22 2015
CITY OF CHICAGO

THE VOTE

JONATHAN SWAIN
SOL FLORES
SHEILA O'GRADY
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		

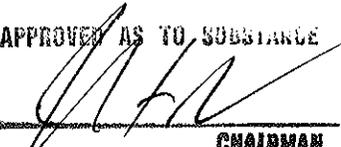
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 18, 2015, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 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 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: Bank of America, NA

CAL NO.: 364-15-S

APPEARANCE FOR: Andrew Scott

MINUTES OF MEETING:
September 18, 2015

APPEARANCE AGAINST: None

PREMISES AFFECTED: 7225 W. Belmont Avenue

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval to eliminate one, existing, drive-through lane serving the existing bank at this location and replace a second existing drive-through lane with a drive-up automated teller machine; a third, existing, drive-through lane will remain unchanged.

ACTION OF BOARD:
APPLICATION APPROVED

THE VOTE

OCT 22 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 September 18, 2015, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 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 eliminate one, existing, drive-through lane serving the existing bank at this location and replace a second existing drive-through lane with a drive-up automated teller machine; the third, existing, drive-through lane will remain unchanged at this location; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Bank of America, NA

CAL NO.: 365-15-S

APPEARANCE FOR:

MINUTES OF MEETING:
September 18, 2015

APPEARANCE AGAINST:

PREMISES AFFECTED: 620 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 one-lane drive through for an automated teller machine within the existing parking lot at this location; the existing grocery store served by the same parking lot will remain unchanged.

ACTION OF BOARD-

CASE CONTINUED TO DECEMBER 18, 2015

OCT 22 2015

CITY OF CHICAGO

THE VOTE

JONATHAN SWAIN
SOL FLORES
SHEILA O'GRADY
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		

APPROVED BY: [Signature]
CHAIRMAN

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

APPLICANT: Bank of America, NA **CAL NO.:** 366-15-S
APPEARANCE FOR: Andrew Scott **MINUTES OF MEETING:**
September 18, 2015
APPEARANCE AGAINST: None
PREMISES AFFECTED: 7131 S. Stony Island Avenue

NATURE OF REQUEST: Application for a special use to eliminate two, existing, drive-through lanes serving the existing bank at this location and replace a third, existing, drive-through lane with a drive-up automated teller machine; the two, existing, drive-through lanes with drive-up automated teller machines will remain unchanged.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

OCT 22 2015
CITY OF CHICAGO

JONATHAN SWAIN
SOL FLORES
SHEILA O'GRADY
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

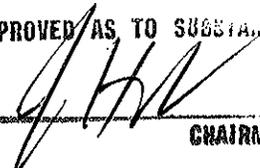
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 18, 2015, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 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 eliminate two, existing, drive-through lanes serving the existing bank at this location and replace a third, existing, drive-through lane with a drive-up automated teller machine; the two, existing, drive-through lanes with drive-up automated teller machines will remain unchanged at this location; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The development is consistent with the design, layout and plans prepared by Nelco Architecture and dated June 2, 2015

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

APPROVED AS TO SUBSTANCE

 CHAIRMAN

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

APPLICANT: Bank of America, NA **CAL NO.:** 367-15-S
APPEARANCE FOR: Andrew Scott **MINUTES OF MEETING:**
September 18, 2015
APPEARANCE AGAINST: None
PREMISES AFFECTED: 7126 W. North Avenue

NATURE OF REQUEST: Application for a special use to eliminate one, existing, drive-through lane serving the existing bank at this location and replace a second, existing, drive-through lane with a drive-up automated teller machine; the two, existing, drive-through lanes with drive-up automated teller machines will remain unchanged.

ACTION OF BOARD-
APPLICATION APPROVED

OCT 22 2015
CITY OF CHICAGO .

THE VOTE

JONATHAN SWAIN
SOL FLORES
SHEILA O'GRADY
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 18, 2015, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 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 eliminate one, existing, drive-through lane serving the existing bank at this location and replace a second, existing, drive-through lane with a drive-up automated teller machine; the two, existing, drive-through lanes with drive-up automated teller machines will remain unchanged at this location; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The development is consistent with the design, layout and plans prepared by Nelco Architecture and dated June 2, 2015.

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

APPROVED AS TO SUBSTANCE


 CHAIRMAN

ZONING BOARD OF APPEALS
CITY OF CHICAGO

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



OCT 22 2015

CITY OF CHICAGO

Jean C. Williams/Doggie Inn Lounge

APPLICANT

368-15-Z

CALENDAR NUMBER

5525 W. North Avenue

PREMISES AFFECTED

September 18, 2015

HEARING DATE

Pro Se

APPEARANCE FOR APPLICANT

Linda Randle

OBJECTOR

NATURE OF REQUEST

Application for a variation to reduce the quantity of accessory on-site vehicular parking spaces by no more than one (to zero spaces) for the proposed expansion of an existing tavern.

ACTION OF BOARD

THE VOTE

The application for a variation is approved.

Jonathan Swain, Chair
Sol Flores
Sheila O'Grady
Sam Toia

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

THE RESOLUTION OF THE BOARD

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 18, 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, the Applicant Ms. Jean Williams testified that she is trying to prevent putting a parking space in the back of her business; that she has a lounge at the subject property; that she is not expanding the lounge; and

WHEREAS, Ms. Michelle Crompton, the daughter of Ms. Williams, testified that although the Board's agenda stated that the requested variation is for a proposed expansion, the existing tavern at the subject property already has this expansion; that she

APPROVED AS TO SUBSTANCE


CHAIRMAN

and her mother are trying to keep from having to cut into the extension to create a parking space; and

WHEREAS, in response to questions by the Board, Ms. Crompton further testified that she received a ticket for building violations; that the expansion to the lounge already exists; that the building on the subject property is seventy-five (75) years old; that in April 2016, her mother will have owned the building for thirty (30) years; that the expansion to the lounge existed when her mother purchased the building; that she and her mother need to obtain a permit to repair some building violations; and

WHEREAS, Ms. Linda Randle, of 1622 N. Linder, testified in objection to the application; that there is no on-site parking for lounge customers; that consequently, lounge customers come into the neighborhood and take up residents' parking spaces; and

WHEREAS, the Board stated that the Applicant was requesting a reduction of one (1) parking space; that the Board then inquired if Ms. Randle believed one (1) parking space would fix the problem of customers parking in the neighborhood; and

WHEREAS, Ms. Randle testified that at least two (2) parking spaces for the lounge were needed; and

WHEREAS, the Board explained that this Zoning Ordinance does not require two (2) parking spaces; that the Board then inquired how many on-site parking spaces currently existed for the lounge; and

WHEREAS, Ms. Crompton testified that there is no on-site parking for the lounge; that everyone in the area parks on the street; and

WHEREAS, the Board then stated that the Applicant had a requirement of one (1) on-site parking space; that the Applicant was requesting to reduce the requirement of one (1) on-site parking space to zero; that Ms. Randle's concerns regarding parking in the neighborhood were beyond the scope of the Board; that the Board inquired if Ms. Randle's neighborhood had considered residential permit parking; and

WHEREAS, Ms. Randle agreed that the neighborhood probably did need residential permit parking; and

WHEREAS, the Board suggested that Ms. Randle discuss the parking congestion problem with her alderman; that Ms. Randle's objection to the application would not solve the problem of parking congestion in the neighborhood; that all the Applicant is looking for was a reduction in one parking space; that if the Applicant's application were granted, nothing would change in terms of the Applicant's parking operations; and

WHEREAS, the Board then suggested to the Applicant that there are some community issues beyond the scope of the Board that the Applicant might like to resolve; and

WHEREAS, 17-13-1101-D of the Chicago Zoning Ordinance grants the Zoning Board of Appeals authority to grant a variation to reduce applicable off-street parking requirements by not more than one parking space; now, therefore,

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

1. The Board finds that pursuant to 17-13-1107-A the Applicant has proved its case by testimony and other evidence that a practical difficulty and particular hardship exists regarding the proposed use of the subject property should the requirements of the Zoning Ordinance be strictly complied with, and, further, the requested variation is consistent with the stated purpose and intent of the Zoning Ordinance.
2. The Board finds that pursuant to 17-13-1107-B that the Applicant has proved by testimony and other evidence that: (1) that the question of reasonable rate of return is not applicable as the Applicant currently owns and will continue to own the subject property; (2) the practical difficulty or particular hardship of the property is due to the at least thirty (30) year old expansion to the existing building; and (3) the variation, if granted, will not alter the essential character of the neighborhood as the building expansion has never had the required parking space.
3. The Board, in making its determination pursuant to 17-13-1107-C that a practical difficulty or particular hardship exists, took into account that evidence was presented that: (1) the already-existing expansion to the building results in practical difficulty or particular hardship to the Applicant if the strict letter of the Zoning Ordinance were carried out; (2) the already-existing expansion to the building is a condition not generally applicable to other property in a C1-2 zoning district; (3) profit is not the sole motive for the Applicant as the Applicant purchased the building almost thirty (30) years ago with the expansion already built; (4) the Applicant did not create the hardship in question as she bought the building almost thirty (30) years ago with the expansion already built; (5) the variation being granted will not be detrimental to the public welfare or injurious to other property as the condition already exists and has done so for at least thirty (30) years; and (6) the variation will not impair an adequate supply of light or air to the neighboring properties, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood as, again, the condition already exists.

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

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

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

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

APPLICANT: Sunnyside Property Holdings, LLC

CAL NO.: 369-15-Z

APPEARANCE FOR:

MINUTES OF MEETING:
September 18, 2015

APPEARANCE AGAINST:

PREMISES AFFECTED: 828-38 W. Sunnyside Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the front setback from 18.27' to 0' for a proposed driveway to allow for access to trash receptacle storage area for a multi-unit, residential building lacking access to an improved alley.

ACTION OF BOARD-

CASE CONTINUED TO DECEMBER 18, 2015

OCT 22 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: Flynn Industries, LLC

CAL NO.: 370-15-S

APPEARANCE FOR:

MINUTES OF MEETING:
September 18, 2015

APPEARANCE AGAINST:

PREMISES AFFECTED: 4830 N. Broadway

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

ACTION OF BOARD.

WITHDRAWN ON MOTION OF THE APPLICANT

THE VOTE

OCT 22 2015

CITY OF CHICAGO

JONATHAN SWAIN

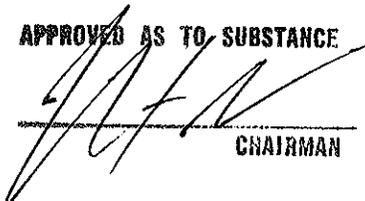
SOL FLORES

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: Flynn Industries, LLC

CAL NO.: 371-15-S

APPEARANCE FOR:

MINUTES OF MEETING:
September 18, 2015

APPEARANCE AGAINST:

PREMISES AFFECTED: 4830 N. Broadway

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

ACTION OF BOARD-
CASE CONTINUED TO DECEMBER 18, 2015

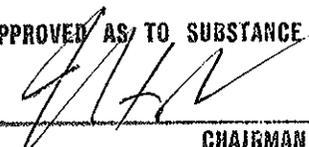
THE VOTE

OCT 22 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: CPH Addison Campbell Retail, LLC **CAL NO.:** 372-15-S

APPEARANCE FOR: Nick Ftikas **MINUTES OF MEETING:**
September 18, 2015

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2514 W. Addison Street

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, three-unit building with a rear, detached, three-car garage.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

OCT 22 2015
CITY OF CHICAGO

JONATHAN SWAIN
SOL FLORES
SHEILA O'GRADY
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
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X		

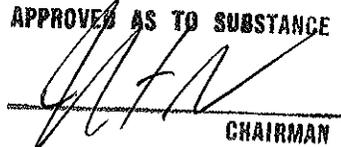
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 18, 2015, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 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 residential use below the second floor for a proposed three-story, three-unit building with a rear, detached, three-car garage; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s):The development is consistent with the design, layout, materials and plans prepared by Hanna Architects and dated May 27, 2015.

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: CPH Addison Campbell Retail, LLC **CAL NO.:** 373-15-S
APPEARANCE FOR: Nick Ftikas **MINUTES OF MEETING:** September 18, 2015
APPEARANCE AGAINST: None
PREMISES AFFECTED: 2518 W. Addison Street

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, six-unit building with a rear, detached, five-car garage and a rear, unenclosed, surface, parking space.

ACTION OF BOARD:
 APPLICATION APPROVED

THE VOTE

OCT 22 2015
 CITY OF CHICAGO

JONATHAN SWAIN
 SOL FLORES
 SHEILA O'GRADY
 SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		

THE RESOLUTION:

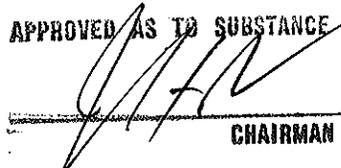
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 18, 2015, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 3, 2015; and

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 residential use below the second floor for a proposed three-story, six-unit building with a rear, detached, five-car garage and a rear, unenclosed, surface, parking space; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject; 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, materials and plans prepared by Hanna Architects and dated May 27, 2015.

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

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: CPH Addison Campbell Retail, LLC **CAL NO.:** 374-15-S
APPEARANCE FOR: Nick Ftikas **MINUTES OF MEETING:** September 18, 2015
APPEARANCE AGAINST: None
PREMISES AFFECTED: 2522 W. Addison Street

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, six-unit building with a rear, detached, five-car garage and a rear, unenclosed, surface, parking space.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

OCT 22 2015
 CITY OF CHICAGO

JONATHAN SWAIN
 SOL FLORES
 SHEILA O'GRADY
 SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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X		

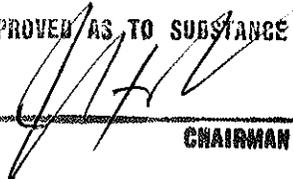
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 18, 2015, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 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 residential use below the second floor for a proposed three-story, six-unit building with a rear, detached, five-car garage and a rear, unenclosed, surface, parking space; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject; 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, materials and plans prepared by Hanna Architects and dated May 27, 2015.

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

APPROVED AS TO SUBSTANCE

 CHAIRMAN

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

APPLICANT: CPH Addison Campbell Retail, LLC **CAL NO.:** 375-15-S
APPEARANCE FOR: Nick Ftikas **MINUTES OF MEETING:**
September 18, 2015
APPEARANCE AGAINST: None
PREMISES AFFECTED: 2528 W. Addison Street

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, six-unit building with a rear, detached, five-car garage and a rear, unenclosed, surface, parking space.

ACTION OF BOARD.
APPLICATION APPROVED

THE VOTE

OCT 22 2015
CITY OF CHICAGO

JONATHAN SWAIN
SOL FLORES
SHEILA O'GRADY
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
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X		
X		

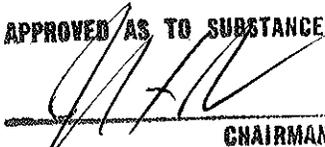
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 18, 2015, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 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 residential use below the second floor for a proposed three-story, six-unit building with a rear, detached, five-car garage and a rear, unenclosed, surface, parking space; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject; 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, materials and plans prepared by Hanna Architects and dated May 27, 2015.

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

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: CPH Addison Campbell Retail, LLC **CAL NO.:** 376-15-S
APPEARANCE FOR: Nick Ftikas **MINUTES OF MEETING:** September 18, 2015
APPEARANCE AGAINST: None
PREMISES AFFECTED: 2532 W. Addison Street

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, six-unit building with a rear, detached, five-car garage and a rear, unenclosed, surface, parking space.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

OCT 22 2015

CITY OF CHICAGO

JONATHAN SWAIN
 SOL FLORES
 SHEILA O'GRADY
 SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		

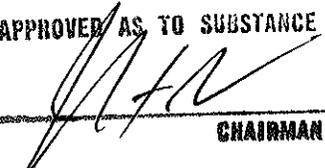
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 18, 2015, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 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 residential use below the second floor for a proposed three-story, six-unit building with a rear, detached, five-car garage and a rear, unenclosed, surface, parking space; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject; 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, materials and plans prepared by Hanna Architects and dated May 27, 2015.

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

APPROVED AS TO SUBSTANCE

 CHAIRMAN

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

APPLICANT: CPH Addison Campbell Retail, LLC **CAL NO.:** 377-15-S
APPEARANCE FOR: Nick Ftikas **MINUTES OF MEETING:** September 18, 2015
APPEARANCE AGAINST: None
PREMISES AFFECTED: 2538 W. Addison Street

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, six-unit building with a rear, detached, five-car garage and a rear, unenclosed, surface parking space.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

OCT 22 2015
 CITY OF CHICAGO

JONATHAN SWAIN
 SOL FLORES
 SHEILA O'GRADY
 SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		

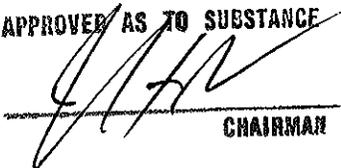
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 18, 2015, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 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 residential use below the second floor for a proposed three-story, six-unit building with a rear, detached, five-car garage and a rear, unenclosed, surface parking space; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject; 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, materials and plans prepared by Hanna Architects and dated May 27, 2015.

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

APPROVED AS TO SUBSTANCE

 CHAIRMAN

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

APPLICANT: Noah Properties, LLC **CAL NO.:** 378-15-S
APPEARANCE FOR: Nick Ftikas **MINUTES OF MEETING:**
APPEARANCE AGAINST: None September 18, 2015
PREMISES AFFECTED: 2027 West Belmont Avenue

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a residential use below the second floor for a proposed, four-story, three-unit building with a rear, detached, three-car garage with a roof deck which is accessed via an open stair exceeding 6' in height.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

OCT 22 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 September 18, 2015, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 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 residential use below the second floor for a proposed, four-story, three-unit building with a rear, detached, three-car garage with a roof deck which is accessed via an open stair exceeding 6' in height; a variation was also granted to the subject site in Cal. No. 379-15-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): The development is consistent with the design, layout, materials and plans prepared by Axios Architects and dated September 16, 2015.

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Noah Properties, LLC

CAL NO.: 379-15-Z

APPEARANCE FOR: Nick Ftikas

MINUTES OF MEETING:
September 18, 2015

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2027 West Belmont 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 22.33' for a proposed, four-story, three-unit building with a rear, detached, three-car garage with a roof deck which is accessed via an open stair exceeding 6' in height.

ACTION OF BOARD.
APPLICATION APPROVED

THE VOTE

OCT 22 2015
CITY OF CHICAGO

JONATHAN SWAIN
SOL FLORES
SHEILA O'GRADY
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		

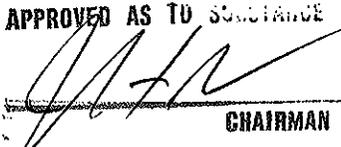
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 18, 2015, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 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; a special use to establish a residential use below the second floor was granted in Cal. No. 378-15-S; the applicant shall also be permitted to reduce the rear setback from 30' to 22.33' for a four-story, three-unit building with a rear, detached, three-car garage with a roof deck which is accessed via an open stair exceeding 6' in height; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Dolyva Properties, LLC **CAL NO.:** 380-15-Z
APPEARANCE FOR: Nick Ftikas **MINUTES OF MEETING:**
APPEARANCE AGAINST: None September 18, 2015
PREMISES AFFECTED: 1149-51 W. 17th Street

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to allow for the establishment of residential units on a lot whose minimum area of 5,952 square feet is no less than 90% of the required 6,000 square feet for a proposed, three-story, six-unit building with a rear, detached, six-car garage.

**ACTION OF BOARD-
VARIATION GRANTED**

OCT 22 2015
CITY OF CHICAGO

THE VOTE

JONATHAN SWAIN
SOL FLORES
SHEILA O'GRADY
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		

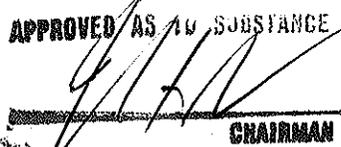
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 18, 2015, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 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 residential units on a lot whose minimum area of 5,952 square feet is no less than 90% of the required 6,000 square feet for a proposed, three-story, six-unit building with a rear, detached, six-car garage; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

 CHAIRMAN

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

APPLICANT: Mayac, LLC **CAL NO.:** 381-15-Z
APPEARANCE FOR: Nick Ftikas **MINUTES OF MEETING:**
September 18, 2015
APPEARANCE AGAINST: None
PREMISES AFFECTED: 1653 W. Division Street

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to eliminate the one, required, accessory parking space for a proposed three-story, one-unit building with ground floor office space.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

OCT 22 2015
 CITY OF CHICAGO

JONATHAN SWAIN
 SOL FLORES
 SHEILA O'GRADY
 SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		

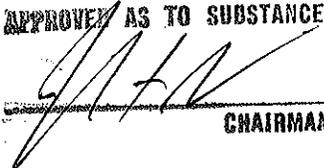
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 18, 2015, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 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 eliminate the one, required, accessory parking space for a proposed three-story, one-unit building with ground floor office space; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

 CHAIRMAN

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

APPLICANT: Labor Solutions/DBA Right Staff, LLC **CAL NO.:** 382-15-S

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

September 18, 2015

APPEARANCE AGAINST: None

PREMISES AFFECTED: 7600 S. Pulaski Road, Units 1006-08

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a day labor employment agency.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

OCT 22 2015
CITY OF CHICAGO

JONATHAN SWAIN
SOL FLORES
SHEILA O'GRADY
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		

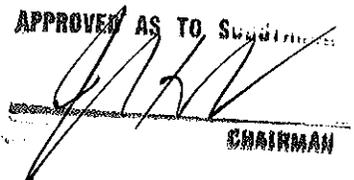
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 18, 2015, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 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 day labor employment agency 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: Andrew Conklin **CAL NO.:** 383-15-Z
APPEARANCE FOR: Sara Barnes **MINUTES OF MEETING:**
September 18, 2015
APPEARANCE AGAINST: None
PREMISES AFFECTED: 1819 W. Farragut Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the rear setback from 35.36' to 2.73' for a proposed, rear, two-car garage with a rooftop deck and trellis accessed by a skybridge connected to an existing, rear, open deck; the existing two-story, single-family residence will remain unchanged.

ACTION OF BOARD:
VARIATION GRANTED

THE VOTE

OCT 22 2015
 CITY OF CHICAGO

JONATHAN SWAIN
 SOL FLORES
 SHEILA O'GRADY
 SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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X		
X		

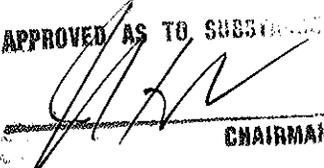
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 18, 2015, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 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 reduce the rear setback to 2.73' for a proposed, rear, two-car garage with a rooftop deck and trellis accessed by a skybridge connected to an existing, rear, open deck; the existing two-story, single-family residence will remain unchanged; 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: Ilyas A. Lakada **CAL NO.:** 384-15-Z
APPEARANCE FOR: Same **MINUTES OF MEETING:**
September 18, 2015
APPEARANCE AGAINST: None
PREMISES AFFECTED: 6142 N. Harding Avenue

NATURE OF REQUEST: Application for a variation to reduce the north side setback from 4' to 3.13'; to reduce the south side setback from 4' to 2.75'; to reduce the combined side setback from 9' to 5.88'; and, to reduce the front setback from 19.67' to 18.22' for a proposed, second floor addition with front, open, entry steps and a rear, detached, two-car garage to an existing, one-story, single-family residence.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

OCT 22 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 September 18, 2015, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 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 reduce the north side setback to 3.13'; to reduce the south side setback to 2.75'; to reduce the combined side setback to 5.88'; and, to reduce the front setback to 18.22' for a proposed, second floor addition with front, open, entry steps and a rear, detached, two-car garage to an existing, one-story, single-family residence; an additional variation was also granted to the subject site in Cal. No. 385-15-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: Ilyas A. Lakada

CAL NO.: 385-15-Z

APPEARANCE FOR: Same

MINUTES OF MEETING:
September 18, 2015

APPEARANCE AGAINST: None

PREMISES AFFECTED: 6142 N. Harding 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 ratio of 0.37' to no more than 0.75' (0.73') for a proposed, second floor addition with front, open entry steps and a rear, detached, two-car garage to an existing, one-story, single-family residence.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

OCT 22 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 September 18, 2015, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 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 increase the pre-existing floor area ratio of 0.37' to no more than 0.75' (0.73') for a proposed, second floor addition with front, open entry steps and a rear, detached, two-car garage to an existing, one-story, single-family residence; an additional variation was also granted to the subject site in Cal. No. 384-15-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
121 North LaSalle Street
Chicago, Illinois 60602
TEL: (312) 744-3888



OCT 22 2015
CITY OF CHICAGO

RT Real Estate, LLC
APPLICANT

164-15-Z
CALENDAR NUMBER

1838 N. Cleveland
PREMISES AFFECTED

September 18, 2015
HEARING DATE

Nick Ftikas
APPEARANCE FOR APPLICANT

Thomas S. Moore
APPEARANCE FOR OBJECTOR

NATURE OF REQUEST

Application for a variation to reduce the front setback from 14.28' to 8.4'; to reduce the rear setback from 33.32' to 19'8"; to reduce the north side setback from 2' to 0'; to reduce the combined side setback from 4.8' to 3'; and to reduce the rear yard open space from 150 square feet to 0 square feet for a proposed three-story single-family residence connected to a proposed rear two-car garage with a roof deck.

ACTION OF BOARD

THE VOTE

The application for a variation is approved.

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

THE RESOLUTION OF THE BOARD

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 18, 2015, after due notice thereof as provided under Section 17-13-0107-B of the Chicago Zoning Ordinance ("Zoning Ordinance") and by publication in the *Chicago Sun-Times*; and

WHEREAS, Mr. Nick Ftikas, counsel for the Applicant, summarized the facts of the history of the affected property and explained the underlying basis for the relief sought; that the Applicant owns the subject property; that until earlier this summer, the subject property had been improved with a three-story brick building that dated from the late 1800s; that said building has since been taken down, although the foundation for said building does currently remain at the subject property; that the Applicant is proposing to

APPROVED AS TO SUBSTANCE

CHAIRMAN

build a new three-story home with an attached garage at the site; that the subject property is a twenty-four foot wide by one hundred nineteen foot deep (24' x 119') substandard lot; that to match the predominant pattern of development on this stretch of Cleveland Avenue requires the Applicant to obtain a variation to reduce setbacks and the rear yard open space requirement; that the plans currently before the Board are quite different than the original plans filed with the Board back in January; and

WHEREAS, the Board inquired as to how the plans differed; and

WHEREAS, Mr. Ftikas explained the differences; and

WHEREAS, the Board stated that the only real difference it saw between the relief originally requested and the relief currently requested was with respect to the rear setback; and

WHEREAS, Mr. Ftikas confirmed that was the case as the Applicant's proposed home would no longer extend into the rear setback; that instead, only the enclosed connector extended into the rear setback; and

WHEREAS, the Board inquired if the rear setback relief was solely for the enclosed connector ("breezeway"); and

WHEREAS, Mr. Ftikas confirmed that this was the case; that without getting too off-topic, the breezeway is the result of negotiations with the neighbors and the Lincoln Central Association ("Association"); that it is not a typical breezeway; that instead, the breezeway is more of a conservatory with glass features; that the breezeway is so designed as a concession to the neighbors and Association so that they would allow the use; and

WHEREAS, the Board stated the design of the breezeway does not speak to practical difficulty or hardship; and

WHEREAS, Mr. Ftikas stated that the Applicant does have a short lot; that the Applicant's lot is positioned between a building that has a two-story coach house and a building with an existing fourteen foot (14') breezeway on the shared property line; that therefore, the Applicant's lot is uniquely configured between two (2) non-conforming developments; and

WHEREAS, Mr. Ftikas then stated that the Applicant had negotiated terms for an agreement for Mr. Thomas S. Moore's client to withdraw her objections to the application; that although there are a few clean-up items that need to be addressed in the agreement, there is a draft of the agreement pending; that Mr. Moore is in a position to withdraw his client's objections to the application; that therefore, the Applicant is proceeding before the Board with no objection from one immediate neighbor, a letter of support from another neighbor, and support from the Association for the specific plan design currently before the Board; and

WHEREAS, the Board inquired as to the bearing of the pending agreement on the hearing; and

WHEREAS, Mr. Ftikas stated that he solely wished to state that the Applicant and Mr. Moore's client had a pending agreement to the Board; that the Applicant was not requesting the agreement be made part of the record of the Applicant's hearing before the Board; and

WHEREAS, Mr. Moore, counsel for Terry Brumfield, explained the position of his client; that his client is the neighbor immediately north of the subject property; that he and Mr. Ftikas have been negotiating an agreement; that originally there were ten (10) issues; that they have come to an agreement on eight (8) of these issues; that although Mr. Moore and Mr. Ftikas believe their clients are in full agreement on these eight (8) issues, they cannot get a signed copy of the agreement today; that therefore, Mr. Moore is withdrawing his client's objection on Mr. Ftikas' client's good-faith representation that the agreement will be signed next week; and

WHEREAS, Mr. Ftikas stated that he understood this to be a unique set of circumstances; that nevertheless he wished to come to the Board without an objection to the proposed home as it is fair to say that the Board considers the input of immediate neighbors; and

WHEREAS, Ms. Tanija Rathi testified on behalf of the Applicant; that she is one of the members of the Applicant; that the Applicant owns the subject property; that the subject property is a substandard City lot as it measures twenty-four feet wide by one hundred nineteen feet deep (24' x 119'); that she plans to redevelop the subject property with a new three-story single-family home; that she and her family will live in said home; that there will be an attached two-car garage; that the hardship in this case is the fact that the subject lot is 24' x 119'; that in addition, this particular block was developed with residential buildings that favor the north side of the lot; that all but one of the homes on this stretch of Cleveland favor the north side property line; that many of the existing buildings have reduced front setbacks; that this is true of both the older and the newer homes; that with respect to the front setback, there is no predominant setback condition on the block; that the Applicant is seeking to reduce the front setback, reduce the north side setback, reduce the combined side setback, reduce the rear setback, and reduce the rear yard open space; and

WHEREAS, Ms. Rathi further testified that the front setback reduction is needed to provide an additional five (5) feet of setback between the rear of the proposed home and the rear property line; that this request is being done to accommodate the concern of both immediate neighbors regarding potential impact of light and air as it relates to the rear of their properties; that even with the requested reduction, the front setback will still be generally consistent with the front setbacks of many of the other neighboring buildings; that the side setback reduction is necessary to establish a similar building footprint to what has existed on the subject property for over a hundred years; that the Applicant is

seeking to establish this footprint because almost all of the other homes on the block were built favoring the north side setback; that the Applicant is therefore trying to match or keep the pattern of development that is predominant on this particular stretch of Cleveland Avenue; that due to the reduction of the north side setback, the combined side setback is also being reduced; that the reduction of the rear yard setback is necessary to permit an enclosed connection between the home and the garage; that both of the neighboring properties have nonconforming structures in their rear yard setback; that the property next north has an enclosed, concrete block connector between the home and the garage; that said connector sits on the shared property line and is fourteen feet (14') in height; that in order to mitigate any potential impact the Applicant's proposed connector might have, the Applicant has designed said connector to mirror the neighboring connector; that the Applicant's proposed connector will be located on the north side of the subject property and have a peak height of fourteen feet (14') but will look and function as a conservatory; that the connection serves two purposes: (1) to shield the fourteen foot (14') concrete wall that is on the north side of the subject property from sight; and (2) to provide protection and convenience for Ms. Rathi's eighty (80) year old father who will be living at the proposed home; that the Applicant will be installing an elevator for Ms. Rathi's father as well, though no relief is needed for said elevator; and

WHEREAS, Ms. Rathi further testified that the rear of the proposed principal building will be set back over thirty-five feet (35') from the rear property line; that this exceeds the rear setback required for the subject property; that the only feature that requires rear setback relief is the connector; that the connector has been designed to match or hide behind neighboring rear structures; that the Applicant is also seeking to reduce the rear yard open space requirement on the subject property; that this relief is needed because the Applicant is reducing the rear setback to 19' 8"; that the open space the Applicant will be providing is not technically located in the rear yard but the Applicant's proposed plan of development does provide 193 square feet of open space at grade located between the home and the garage; that this figure exceeds the open space requirement of 150 square feet; that the backyard will be usable even with the requested reduction and the connector; that the Applicant is also proposing to install a green roof over the garage; that no roof deck will be built above the garage as negotiated with the neighbor next south; that she and her husband have met with the subject property's immediate neighbors as well as Alderman Smith and the Association; and

WHEREAS, Mr. Tom Konopiots testified on behalf of the Applicant; that he is one of the principals of Vincere Limited and part of the design team for the proposed development of the subject property; that he then described the design process of the Applicant's proposed development of the subject property; that the proposed front setback reduction is generally consistent with a number of other front setbacks established on the block; that the proposed north side and combined side setback reductions will allow the proposed home to be located in a similar footprint that has existed on the subject property for a hundred years as well as keep with the pattern of development in the area; that the rear yard setback is necessary to permit the proposed connection; that said connection will mirror the existing breezeway connection next north of the subject property; that the proposed connection should have no impact on either

adjacent neighbor; that with respect to the rear yard open space, although the proposed back yard is outside of the rear setback, there is still 193 square feet that will be provided; that this exceeds what is required under this Zoning Ordinance; that the design of the proposed development on the subject property is a functional response to working on a substandard lot on a block with very unique, specific and established setback conditions; that should the requested variation be granted, this hardship will be overcome and there will be a development on the subject property that is compatible with the rest of the block; that the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the area; that the granting of the variation will not impair an adequate supply of light and air to adjacent properties; that the granting of the variation will not increase the danger of fire or endanger public safety; that the granting of the variation will not substantially increase congestion in the public streets in the area; that the granting of the variation will not substantially diminish or impair property values in the area; that the granting of the variation will not alter the essential character of the locality; and

WHEREAS, Mr. Ftikas stated that Mr. Terrance O'Brien was prepared to testify on behalf of the Applicant; and

WHEREAS, the Board stated that in lieu of Mr. O'Brien's expert testimony, it would take Mr. O'Brien's report; and

WHEREAS, Mr. Ftikas tendered said report to the Board; and

WHEREAS, Mr. Moore stated had no comment on the application as his client had withdrawn her objection; and

WHEREAS, Sections 17-13-1101-A and 17-13-1003-K of the Chicago Zoning Ordinance grant the Zoning Board of Appeals authority to grant a variation to permit a reduction to minimum rear yard open space standards; and

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

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

1. The Board finds that pursuant to 17-13-1107-A the Applicant has proved its case by testimony and other evidence that a practical difficulty and particular hardship exists regarding the proposed use of the subject property should the requirements of the Zoning

Ordinance be strictly complied with, and, further, the requested variation is consistent with the stated purpose and intent of the Zoning Ordinance.

2. The Board finds that pursuant to 17-13-1107-B that the Applicant has proved by testimony and other evidence that: (1) the question of whether or not the subject property cannot yield a reasonable rate of return is not applicable as the Applicant will continue to own and the Applicant's members will reside at the subject property; (2) the practical difficulty or particular hardship of the property is due to the subject property being a substandard lot on a block with very unique, specific and established setback conditions; and (3) the variation, if granted, will not alter the essential character of the neighborhood as many of the properties in the neighborhood – including the properties east and west of the subject property – have reduced front, side, and rear setbacks and as the reduction of the required rear yard open space will not diminish open space on the subject property.

3. The Board, in making its determination pursuant to 17-13-1107-C that a practical difficulty or particular hardship exists, took into account that evidence was presented that: (1) the subject property being a substandard lot on a block with very unique, specific and established setback conditions results in particular hardship upon the Applicant if the strict letter of the Zoning Ordinance were carried out; (2) the subject property being a substandard lot on a block with very unique, specific and established setback conditions is a condition not generally applicable to other property in a RM-5 zoning district; (3) profit is not the sole motive for the Applicant as the Applicant is building a home for the members of the Applicant to live; (4) the Applicant did not create the hardship in question as it did not create the substandard lot or the very unique, specific and established setback conditions on this block of North Cleveland; (5) the variation being granted will not be detrimental to the public welfare or injurious to other property; and (6) the variation will not impair an adequate supply of light or air to the neighboring properties, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.

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

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

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

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

APPLICANT: Dolyva Properties, LLC

CAL NO.: 43-15-S

APPEARANCE FOR:

MINUTES OF MEETING:

September 18, 2015

APPEARANCE AGAINST:

PREMISES AFFECTED: 3102 South Giles 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, eight unit building, with eight rear surface parking spaces.

ACTION OF BOARD-

CASE CONTINUED TO NOVEMBER 20, 2015

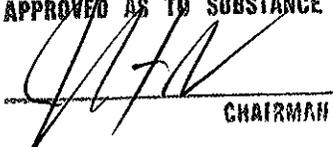
THE VOTE

OCT 22 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: Dolyva Properties, LLC-3108 S. Giles **CAL NO.:** 44-15-S

APPEARANCE FOR: **MINUTES OF MEETING:**
September 18, 2015

APPEARANCE AGAINST:

PREMISES AFFECTED: 3108 South Giles 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, eight-unit building with eight, rear surface parking spaces.

ACTION OF BOARD-
CASE CONTINUED TO NOVEMBER 20, 2015

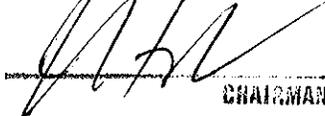
THE VOTE

OCT 22 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: Dolyva Properties, LLC

CAL NO.: 45-15-Z

APPEARANCE FOR:

MINUTES OF MEETING:

September 18, 2015

APPEARANCE AGAINST:

PREMISES AFFECTED: 3108 S. Giles 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 front setback from 8.75' to 0' for a proposed four-story, eight-unit building with eight, rear surface parking spaces.,

ACTION OF BOARD-
CASE CONTINUED TO NOVEMBER 20, 2015

THE VOTE

OCT 22 2015

CITY OF CHICAGO

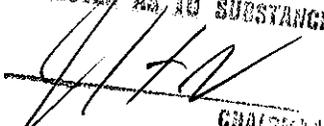
JONATHAN SWAIN

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: Joseph Pultz

CAL NO.: 141-15-Z

APPEARANCE FOR:

MINUTES OF MEETING:
May 15, 2015

APPEARANCE AGAINST:

PREMISES AFFECTED: 2102 N. Kenmore Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the rear setback from 34.68' to 0' (at the southwest part of the lot); to reduce the rear setback from 34.68' to 23.91' (at the northwest part of the lot); and, to reduce the side setback from 5' to 0' for a proposed, one-story breezeway connecting to an existing one and two-story, single family residence with an existing, rear, two car garage.

ACTION OF BOARD-
WITHDRAWN ON MOTION OF THE APPLICANT

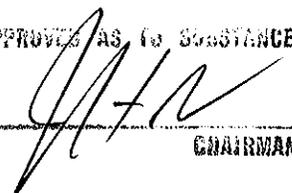
OCT 22 2015
CITY OF CHICAGO

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: B&B Formica and Granite, Inc. **CAL NO.:** 203-15-Z

APPEARANCE FOR: **DATE OF MEETING:**
September 18, 2015

APPEARANCE AGAINST:

PREMISES AFFECTED: 5615-27 West Grand Avenue

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

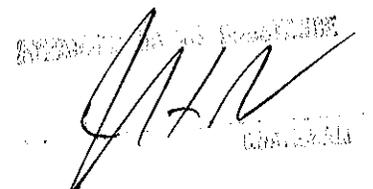
ACTION OF BOARD-
WITHDRAWN ON MOTION OF THE APPLICANT

OCT 22 2015
CITY OF CHICAGO

THE VOTE

JONATHAN SWAIN
SOL FLORES
SHEILA O'GRADY
SAM TOIA

AFFIRMATIVE	NEGATIVE	AUSENT
X		
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X		
X		

A handwritten signature in black ink is written over a rectangular stamp. The stamp contains the text "APPROVED BY THE ZONING BOARD" and "OCT 22 2015".

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

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

APPEARANCE FOR: **DATE OF MEETING:**

September 18, 2015

APPEARANCE AGAINST:

PREMISES AFFECTED: 1944 West Crystal Street

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

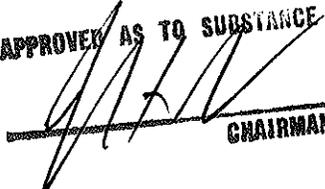
ACTION OF BOARD-
WITHDRAWN ON MOTION OF THE APPLICANT

THE VOTE

OCT 22 2015
CITY OF CHICAGO

JONATHAN SWAIN
SOL FLORES
SHEILA O'GRADY
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: 1944 W. Crystal Partners, LLC **CAL NO.:** 227-15-Z
APPEARANCE FOR: Sara Barnes **DATE OF MEETING:**
September 18, 2015
APPEARANCE AGAINST: None
PREMISES AFFECTED: 1944 W. Crystal Street

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

**ACTION OF BOARD-
VARIATION GRANTED**

OCT 22 2015
CITY OF CHICAGO

THE VOTE

JONATHAN SWAIN
SOL FLORES
SHEILA O'GRADY
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
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X		

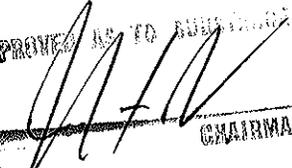
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 18, 2015, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on June 4, 2015; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a 550 square foot, rear, detached, three-car garage, which is no greater than 10% (36.35 square feet) larger than what would otherwise be permitted (513.63 square feet) and is accessory to a proposed, three-story, three-unit building with a rear, detached, three-car garage; 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: ABM, LLC **CAL NO.:** 235-15-S
APPEARANCE FOR: Nick Ftikas **DATE OF MEETING:**
September 18, 2015
APPEARANCE AGAINST: None
PREMISES AFFECTED: 4834 S. Halsted Street

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

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

OCT 22 2015
CITY OF CHICAGO

JONATHAN SWAIN
SOL FLORES
SHEILA O'GRADY
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
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X		

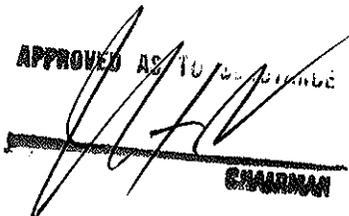
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 18, 2015, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on June 4, 2015; and

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

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The development is consistent with the design, layout and plans prepared by Axios Architects and dated June 9, 2015 (landscape plan) and dated August 25, 2015 (site plan).

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

APPROVED AS TO FORM AND CONTENT

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:
September 18, 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.

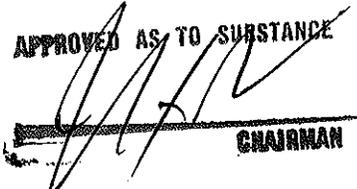
ACTION OF BOARD-
CASE CONTINUED TO OCTOBER 16, 2015

OCT 22 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: Johnny Mullins **MINUTES OF MEETING:**
APPEARANCE AGAINST: None September 18, 2015
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-
VARIATION GRANTED**

OCT 22 2015
CITY OF CHICAGO

THE VOTE

JONATHAN SWAIN
SOL FLORES
SHEILA O'GRADY
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
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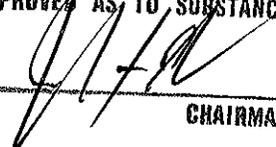
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 18, 2015, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on July 2, 2015; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a public place of amusement within 125' of an RS-3, Residential Single-unit (Detached House) District; 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: The Cermak Group, Ltd.

CAL NO.: 271-15-S

APPEARANCE FOR: Rolando Acosta

MINUTES OF MEETING:
September 18, 2015

APPEARANCE AGAINST: None

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-
APPLICATION APPROVED

THE VOTE

OCT 22 2015
CITY OF CHICAGO

JONATHAN SWAIN
SOL FLORES
SHEILA O'GRADY
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
RECUSED		

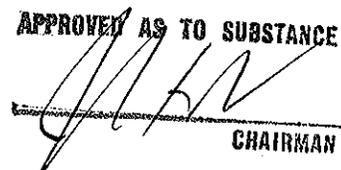
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 18, 2015, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on July 2, 2015; and

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

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The development is consistent with the design, layout, materials and plans prepared by Prosi Design and dated September 11, 2015 (landscape plan) and September 15, 2015 (site plan).

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: White Castle System, Inc. **CAL NO.:** 310-15-S
APPEARANCE FOR: Andrew Scott **MINUTES OF MEETING:**
September 18, 2015
APPEARANCE AGAINST: George Blakemore
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-
APPLICATION APPROVED**

OCT 22 2015
CITY OF CHICAGO

JONATHAN SWAIN
SOL FLORES
SHEILA O'GRADY
SAM TOIA

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
RECUSED		

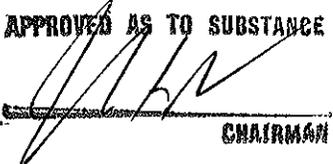
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 18, 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 for special use; the applicant testified that this is an existing fast food restaurant and would like to add an additional drive-through lane; the applicant shall be permitted to establish a dual lane drive-through to serve a fast food restaurant at he subject site; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s):The development is consistent with the design, layout, materials and plans prepared by White Castle System, Inc. and dated September 11, 2015 (materials) and Daniel Weinbach & Partners and dated September 11, 2015 (landscape plan).

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

APPROVED AS TO SUBSTANCE


CHAIRMAN

**ZONING BOARD OF APPEALS
CITY OF CHICAGO**

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



OCT 22 2015
CITY OF CHICAGO

420 Capital Management, LLC

APPLICANT

184-15-S

CALENDAR NUMBER

6501 N. Western Avenue

PREMISES AFFECTED

August 21, 2015

HEARING DATE

Thomas Moore

APPEARANCE FOR APPLICANT

Jacqueline Carpenter & Others

OBJECTORS

NATURE OF REQUEST

Application for a special use to establish a medical cannabis dispensary.

ACTION OF BOARD

THE VOTE

The application for the special use is denied.

Jonathan Swain, Chair
Sol Flores
Sheila O'Grady
Sam Toia

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

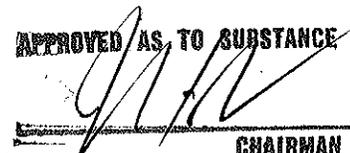
THE RESOLUTION OF THE BOARD

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals ("Board") at its regular meeting held on 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 as continued without additional notice pursuant to Section 17-13-0108-A of this Zoning Ordinance; and

WHEREAS, at the hearing three Board members were present; and

WHEREAS, after the hearing, Chairman Swain made a motion to approve the application; and

WHEREAS, two Board members voted to approve the application and one Board member voted to deny the application; and

APPROVED AS TO SUBSTANCE

CHAIRMAN

WHEREAS, final action on the application was continued so that the Board's fourth member could read the transcript and vote on the application as allowed under Division 13 of the Illinois Municipal Code, 65 ILCS 5/11-13-3(e) (West 2015); and

WHEREAS, at the Board's regular meeting held on September 18, 2015, the Board's fourth member voted to deny the application; now, therefore,

RESOLVED, the application failed to receive three concurring votes in favor of the application as required under Division 13 of the Illinois Municipal Code, 65 ILCS 5/11-13-3(g) (West 2015), and Section 17-13-907 of this Zoning Ordinance.

RESOLVED, the application is denied.

This is a final decision subject to review under the Illinois Administrative Review Law, 735 ILCS 5/3-101 *et. seq.* (West 2015).