

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

APPLICANT: Evelyn Villegas **CAL NO.:** 249-14-S
APPEARANCE FOR: Same **DATE OF MEETING:** July 18, 2014
APPEARANCE AGAINST: None
PREMISES AFFECTED: 3054 West 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

SEP 09 2014
CITY OF CHICAGO

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
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X		

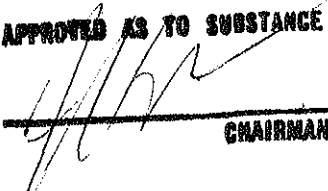
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 18, 2014, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on July 3, 2014; and

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

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development recommends approval of the proposed barber shop.

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: Azbavar Tserendagva

CAL NO.: 250-14-S

APPEARANCE FOR: Same

DATE OF MEETING:
July 18, 2014

APPEARANCE AGAINST: None

PREMISES AFFECTED: 4454 West Diversey Avenue

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

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

SEP 09 2014

CITY OF CHICAGO

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
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X		
X		

THE RESOLUTION:

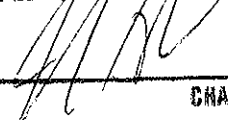
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 18, 2014, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on July 3, 2014; and

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

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development recommends approval of the proposed nail salon.

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

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: JJWK, Inc./DBA Colon Clinic and Wellness Center

CAL NO.: 251-14-S

APPEARANCE FOR:

DATE OF MEETING:
July 18, 2014

APPEARANCE AGAINST:

PREMISES AFFECTED: 1430 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 massage salon.

ACTION OF BOARD-
CASE CONTINUED TO AUGUST 15, 2014

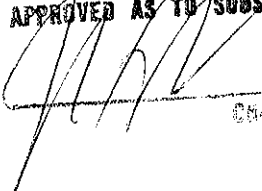
THE VOTE

SEP 09 2014
CITY OF CHICAGO

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

APPROVED AS TO SUBSTANCE


JONATHAN SWAIN

**ZONING BOARD OF APPEALS
CITY OF CHICAGO**

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



SEP 23 2014

CITY OF CHICAGO

James Karas/DBA Chicago CryoSpa

APPLICANT

252-14-S

CALENDAR NUMBER

2640 North Lincoln Avenue

PREMISES AFFECTED

July 18, 2014

HEARING DATE

Paul Kolpak

APPEARANCE FOR APPLICANT

Allan Mellis

OBJECTOR

NATURE OF REQUEST

Application for a special use to establish a massage salon.

ACTION OF BOARD

THE VOTE

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

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

AFFIRMATIVE	NEGATIVE	ABSENT
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THE RESOLUTION OF THE BOARD

WHEREAS, public hearings were held on this application by the Zoning Board of Appeals ("Board") at its regular meeting held on July 18, 2014, after due notice thereof as provided under Section 17-13-0107-B of the Chicago Zoning Ordinance and by publication in the *Chicago Sun-Times*; and

WHEREAS, Mr. Paul Kolpak, counsel for the Applicant, explained the underlying basis for the relief sought; and

WHEREAS, Mr. James Karas, the Applicant, testified on behalf of the application; that he operates personal training fitness studios at both the subject property and at 2626 North Lincoln; that for the past year, he has also operated Chicago CryoSpa at the subject property; that Chicago Cryospa provides post-workout cold therapy to enhance athletic recovery; that the Applicant would like to add massage therapy to the services provided by Chicago CryoSpa; that he plans to have one massage room at the subject property; that his hours of operation for the proposed special use would be the same as his current business hours: Monday – Friday, 7:30 AM to 7:00 PM; Saturday, 9:00 AM to 1:00 PM;

APPROVED AS TO SUBSTANCE


CHAIRMAN

post-Labor Day, Sunday, 9:00 AM – 1:00 PM; that he will employ a licensed massage therapist; that should he sell the business, he has agreed to consult with the neighborhood community group and introduce the new owner to said community group; and

WHEREAS, Mr. Kareem Musawwir testified on behalf of the Applicant; that his credentials as an expert in land planning 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 the 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 the Zoning Ordinance; (2) is in the interest of the public convenience as it will allow clients of CryoSpa to have massages on-site and will have no adverse impact on the surrounding neighborhood; (3) is compatible with the character of the surrounding area in terms of site planning and building scale and project design; (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, Mr. Allan Mellis, of the Wrightwood Neighborhood Association, testified in opposition to the application; that the Wrightwood Neighborhood Association (“Association”) opposes massage parlors; that due to the reputation of the Applicant and his established, well-respected business in the community, the Association is prepared to support the application provided that the Board imposes two (2) conditions; that these two (2) conditions are as follows: (1) the massage therapist hired is licensed by the State of Illinois; and (2) the special use is limited to the Applicant and not be transferred without the approval of the Association; and

WHEREAS, Mr. Kolpak explained that the Applicant agreed to consult with the Association as to any new owner but did not agree to allow another party to determine whether or not the Applicant could sell the business; that to allow the Association to make such a financial decision would be overreaching; that the Association has other remedies to take away the license should a new owner of Chicago CryoSpa incorrectly run the business; and

WHEREAS, Mr. Mellis stated that the Association’s support of the special use is based upon the Association’s meeting with the Applicant; that the Association is concerned about the massage parlor owned by a person who is not as reputable as the Applicant; that the Association is happy to have the Applicant himself in the neighborhood; and

WHEREAS, the staff of the Department of Planning and Development recommended approval of the proposed special use provided that an unobstructed view is maintained through the front door and windows from the public right-of-way into the facility; and

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 as it will allow clients of CryoSpa to have massages on-site and will not adversely impact the general welfare of 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 special use will utilize an already existing building;
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 because the proposed special use will be in addition to the Applicant's existing business at the subject property;
5. The proposed special use is designed to promote pedestrian safety and comfort as the special use will utilize an already existing building;

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 conditions, pursuant to the authority granted by Section 17-13-0906 of the Chicago Zoning Ordinance:

1. The Applicant shall ensure that an unobstructed view is maintained through the front door and windows from the public right-of-way into the facility;
2. The primary use of the subject property shall remain CryoSpa and the massage salon shall only be incidental to said primary use.

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: Jeremy Vallandigham

CAL NO.: 253-14-S

APPEARANCE FOR: Carey Chickerno

DATE OF MEETING:
July 18, 2014

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2523 West North 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 and body piercing studio within an existing tatto shop.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

SEP 09 2014

CITY OF CHICAGO

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

AFFIRMATIVE	NEGATIVE	ABSENT
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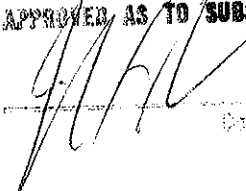
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 18, 2014, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on July 3, 2014; and

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

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development recommends approval of the proposed beauty salon and body piercing studio within an existing tattoo shop.

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

~~APPROVED AS TO SUBSTANCE~~


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

APPLICANT: BCL, 2344 Shakespeare, LLC

CAL NO.: 254-14-Z

APPEARANCE FOR:

DATE OF MEETING:
July 18, 2014

APPEARANCE AGAINST:

PREMISES AFFECTED: 2344 West Shakespeare

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval of the establishment of to reduce the west side yard setback from 2' to 0 and to reduce the combined side yard setback from 4.8' to 2' for a proposed three-story, three unit building with three rear, surface parking spaces.

ACTION OF BOARD-
CASE CONTINUED TO SEPTEMBER 19, 2014

THE VOTE

SEP 09 2014

CITY OF CHICAGO

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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X		

APPROVED AS TO SUBSTANCE

[Handwritten Signature]
CHAIRMAN

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

APPLICANT: Joan Dachs Bais Yaakov Elementary School YTT **CAL NO.:** 255-14-S

APPEARANCE FOR: Nick Ftikas

DATE OF MEETING:
July 18, 2014

APPEARANCE AGAINST: None

PREMISES AFFECTED: 6327-37 North California Avenue

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

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

SEP 09 2014

CITY OF CHICAGO

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

AFFIRMATIVE	NEGATIVE	ABSENT
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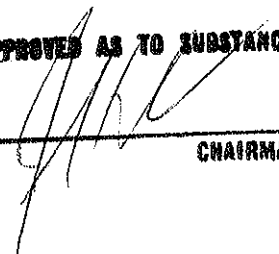
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 18, 2014, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on July 3, 2014; and

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

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development recommends approval of the proposed expansion of an existing elementary school provided the development is established consistent with the design, layout and plans prepared by SAS Architects and Planners and dated July 18, 2014.

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: Dallas & Kristen Schiesl **CAL NO.:** 256-14-Z
APPEARANCE FOR: Same **DATE OF MEETING:** July 18, 2014
APPEARANCE AGAINST: None
PREMISES AFFECTED: 9943 South Talman Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the front yard setback from 23.91' to 20'; to reduce the north side yard setback from 5.75' to 5.39'; to reduce the south side yard setback from 5.75' to 5.2'; and, to reduce the combined side yard setback from 17.27' to 10.59' for a proposed second floor rear addition and a two-story rear and north addition, which will include a one-car garage that will utilize the existing driveway and curb cut on South Talman Avenue, to an existing two story single family residence.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

SEP 09 2014

CITY OF CHICAGO

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

AFFIRMATIVE	NEGATIVE	ABSENT
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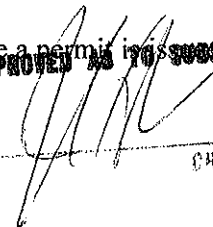
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 18, 2014, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on July 3, 2014; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the front yard setback to 20'; to reduce the north side yard setback 5.39'; to reduce the south side yard setback from to 5.2'; and, to reduce the combined side yard setback to 10.59' for a proposed second floor rear addition and a two-story rear and north addition, which will include a one-car garage that will utilize the existing driveway and curb cut on South Talman Avenue, to an existing two story single family residence; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE


 CHAIRMAN

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

APPLICANT: Barbra Okimura, Boki. LLC/DBA Roki Boki art salon

CAL NO.: 257-14-S

APPEARANCE FOR: Same

DATE OF MEETING:
July 18, 2014

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2343 West Montrose 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

SEP 09 2014

CITY OF CHICAGO

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
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X		
X		

THE RESOLUTION:

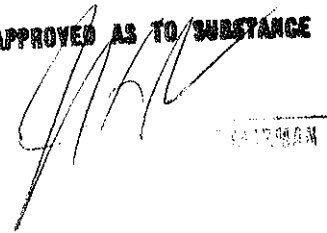
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 18, 2014, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on July 3, 2014; and

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

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development recommends approval of the proposed beauty salon.

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

APPROVED AS TO SUBSTANCE



CATERMAN

**ZONING BOARD OF APPEALS
CITY OF CHICAGO**

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



SEP 23 2014
CITY OF CHICAGO

Gianna Franzia and Michael Gambatese
APPLICANTS

258-14-Z
CALENDAR NUMBER

3641 North Marshfield Avenue
PREMISES AFFECTED

July 18, 2014
HEARING DATE

John George
APPEARANCE FOR APPLICANTS

Sharon & George Livergood
OBJECTORS

NATURE OF REQUEST

Application for a variation to reduce the rear yard setback from 34.84' to 27.6' in order to establish a 4.1' x 9' rear connector between the existing single-family residence and rear, detached garage.

ACTION OF BOARD

THE VOTE

The application for the variation is approved.

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

THE RESOLUTION OF THE BOARD

WHEREAS, public hearings were held on this application by the Zoning Board of Appeals ("Board") at its regular meeting held on July 18, 2014, after due notice thereof as provided under Section 17-13-0107-B of this Chicago Zoning Ordinance ("Zoning Ordinance") and by publication in the *Chicago Sun-Times*; and

WHEREAS, Mr. John George, counsel for the Applicants, summarized the facts of the history of the affected property and explained the underlying basis for the relief sought; that the Applicants are the owners of the subject property; that the subject property is currently improved with a single-family home and detached garage; that the Applicant seeks to connect the garage to the home; and

WHEREAS, Ms. Gianna Franzia testified on behalf of the Application; that she is one of the Applicants; that she and her husband own the subject property and have owned the

APPROVED AS TO SUBSTANCE

CHAIRMAN

subject property since 2012; that currently, there is a four (4) foot gap or opening between the rear of the home and the start of the garage; that the Applicants would like to enclose said opening; that said small opening between the garage and the home creates a blind spot when one enters or exits either the home or the garage; that this condition existed when the Applicants purchased the house; that this setup of the house and the garage is a safety concern because the opening creates blind spots for potential intruders; that this safety concern is a hardship not applicable to other homes on the block as other homes on the block do not have a such an opening; that should the variation be granted, the character of the neighborhood would not be changed; that the variation would not be detrimental to public welfare or other properties in the neighborhood; that the variation would not impair light to adjacent properties; that the variation would not endanger public safety; that should the variation be approved, the connector would be built in accordance with the laws of the State of Illinois, the City of Chicago and all other laws concerning public health, safety, and welfare; and

WHEREAS, Mr. Terrence M. O'Brien testified on behalf of the Applicants; that his credentials as an expert in appraisal were acknowledged by the Board; that he has physically inspected the subject property and its surrounding area; that in the immediate area of the subject property, the primary land use is residential; that just east of the subject property on Ashland Avenue is some mixed-use commercial; that strict compliance with this Zoning Ordinance creates hardship to the Applicants in the form of personal safety and protection from inclement weather; that this hardship is not applicable to other properties in the area as the majority of structures in the area have a substantial gap between the principal residential building and the garage in the rear of the lot; that the subject property does not have such a substantial gap; that the proposed variation would not alter the character of the neighborhood as at least eleven (11) other properties within a two (2) block radius have buildings that cover almost 100% of their lots; that the hardship created by the small opening between the home and the garage at the subject property is not a mere inconvenience as it is a question of personal safety and inclement weather; that there is also the negative impact on resale value of the subject property without the connector; that the variation would have no detriment to the public welfare or other properties as the Applicants are only asking for a four-foot wide gap to be enclosed; that said variation would not increase fire or endanger the public safety; that the variation will not diminish the property values of the other properties in the surrounding area; and

WHEREAS, Ms. Holly Kohli, of 3632 N. Marshfield, testified in support of the application; that the Applicants are in an unique situation; that granting said variation will not have a negative impact on the community; that she is concerned about safety from crime in the area; that the Applicants need the variation to protect their children; and

WHEREAS, Mr. George Livergood testified in opposition to the application; that he and his wife own the property at 3643 N. Marshfield; that the structures on the subject property were built in 2011; that during construction of said structures, an enclosed breezeway was built between the home and the garage; that the City issued a stop work order on the builder and made the builder tear down the breezeway; that the City also

made the builder open up the space between the home and the garage to its current four (4) feet; that he and his wife believe this four (4) foot area is too small to actually have a breezeway; that the current situation of the four (4) foot gap is hideous; that the proposed variation will cause depreciation of he and his wife's property as well as other property values in the area; that the proposed variation will change the character of openness of the neighborhood; that this openness provides security in the area as one can view all the neighbors' property down the street from one's own yard; that the proposed variation will affect the light and airflow into he and his wife's property; that with the current four (4) feet between the house and garage on the subject property, he and his wife have no view whatsoever south of their property; that he and his wife had with them numerous certifications from neighbors that also oppose the proposed variation; that said neighbors like the idea of an open, friendly neighborhood; that the idea of a big square building on a lot may be safer, but is very negative to both the neighborhood and the character of people in the neighborhood; and

WHEREAS, Ms. Sharon Livergood testified in opposition to the Application; that she owns the property at 3643 N. Marshfield; that her family built the building at said property in 1963; that her family is very active in the parish and her daughter resides on the first floor of the building at 3643 N. Marshfield with her disabled granddaughter; that if safety were an issue, she would be the first to support the Applicants; that the uptick in crime referred to by the Applicants is a shooting on Ashland Avenue which has nothing to do with the neighborhood; that the Applicants state their baby-sitter's car was stolen but that also has nothing to do with the request for the breezeway; that this would be the only building on either side of the block that is closed up like this; that she and her husband have an open backyard and there has never been a problem; that the City made the builder take down walls and she does not see why situation has now changed; that the Applicants purchased the subject property as is; that she has letters of support from nine (9) neighbors that also oppose the application; that there used to be an open backyard where people talked; that the neighborhood takes care of each other and watches out for the elderly in the neighborhood; and

WHEREAS, the Board asked how many properties on the block have breezeways; and

WHEREAS, Mr. O'Brien testified that he is not aware of other breezeways in the neighborhood; that as he testified to earlier, there are at least eleven (11) properties that have buildings which cover the entire lot but that said properties do not have breezeways; that the buildings on these eleven (11) properties are older apartment buildings; that this is why there are no other breezeways in the area as there has been no new home construction like the subject property in the neighborhood; that granting this variation would not impair property values on the block, despite none of the other properties on the block having breezeways, because the subject property is unique; that this uniqueness is due to the fact that the buildings on the subject property have been recently constructed; that resale price-points for relatively new construction are different than older construction; that if other properties were developed in the area with similar new

construction, he would assume the owners of said properties would also request the type of variation the Applicants are requesting; and

WHEREAS, Mr. George, in closing, stated that the variation is not creating a breezeway; that the breezeway is already there in the fact that there is four (4) foot alcove that is not completed; that when the Applicants purchased the house, nothing was said to them about building code or building permit violations; that all the Applicants are applying for is a variation to build a connector; that Mr. O'Brien's testimony indicates that said connector will not in any way injure or depreciate the surrounding property; the current situation at the subject property creates visibility problems; that the Applicants became keenly aware of said visibility problems when they had their last child; that the existing conditions on the subject property are a unique situation, unlike any of the other homes in the neighborhood; and

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

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

1. The Board finds that pursuant to 17-13-1107-A the Applicants have proved their 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 this Zoning Ordinance be strictly complied with, and, further, the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance;
2. The Board finds that pursuant to 17-13-1107-B that the Applicants have proved by testimony and other evidence that: (1) whether or not the property can yield a reasonable return is not material as the Applicants intend to continue to own and reside at the subject property; (2) the practical difficulty or particular hardship of the property is due to current improvements of the subject property, namely the four (4) foot gap or opening between the home and garage, which results in safety issues to the Applicants and is not a condition generally applicable to other similarly situated properties; and (3) the variation, if granted, will not alter the essential character of the neighborhood as at least eleven (11) buildings within two-blocks of the subject property cover the entire lot on which they sit;
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 four (4) foot gap or opening between the rear of the house and the garage results in particular hardship to the Applicants were the strict letter of this Zoning Ordinance carried out; (2) the four (4) foot gap or opening between the rear of the house

and the garage is not a condition generally applicable to a RS-3 Zoning District; (3) as the Applicants will continue to reside at the subject property, profit is not the sole motive for the application; (4) the Applicants did not create the hardship in question as the Applicants purchased the subject property with the four (4) foot gap or opening already in existence; (5) the variation being granted will not be detrimental to the public welfare or injurious to other property as the four (4) foot gap or opening is already in existence; and (6) the variation will not impair an adequate supply of light or air to the neighboring properties as the reduced rear yard already exists on the subject property, 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 because the Applicants are merely enclosing a four (4) foot gap or opening on their property.

RESOLVED, the Board finds that the Applicant has sufficiently established by testimony and other evidence covering the specific criteria for a variation to be granted pursuant to Sections 17-13-1107- A, B and C of the C 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: Aldi Inc., an Illinois Corporation **CAL NO.:** 259-14-Z
APPEARANCE FOR: Donna Pugh **DATE OF MEETING:** July 18, 2014
APPEARANCE AGAINST: None
PREMISES AFFECTED: 5751-75 South Archer Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval reduce the west side yard setback from 12-2' to 1' and to reduce the rear yard setback from 5' to 1' for a proposed grocery store.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

SEP 09 2014

CITY OF CHICAGO

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

AFFIRMATIVE	NEGATIVE	ABSENT
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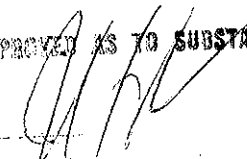
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 18, 2014, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on July 3, 2014; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant testified that the existing building has been in use for many years; the applicant will replace the existing building at the subject site and shall be permitted to reduce the west side yard setback to 1' and to reduce the rear yard setback from to 1' for the proposed new grocery store; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE


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

APPLICANT: Paisano Express Auto Service, LLC **CAL NO.:** 260-14-S
APPEARANCE FOR: Seamus Ryan **DATE OF MEETING:** July 18, 2014
APPEARANCE AGAINST: None
PREMISES AFFECTED: 4435-55 South Ashland Avenue

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

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

SEP 09 2014

CITY OF CHICAGO

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

AFFIRMATIVE	NEGATIVE	ABSENT
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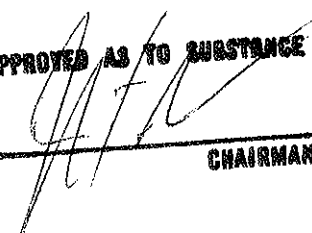
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 18, 2014, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on July 3, 2014; and

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

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development recommends approval of the proposed motor vehicle repair shop provided the development is established consistent with the design, layout and plans prepared by Alan R. Schneider Architects and dated July 10, 2014.

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 Salon 4, LLC

CAL NO.: 261-14-S

APPEARANCE FOR: Scott Le

DATE OF MEETING:
July 18, 2014

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2569 North 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

SEP 09 2014

CITY OF CHICAGO

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 18, 2014, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on July 3, 2014; and

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

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development recommends approval of the proposed beauty salon.

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

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: First Transit, Inc. **CAL NO.:** 262-14-S
APPEARANCE FOR: Wes Broguard **DATE OF MEETING:**
July 18, 2014
APPEARANCE AGAINST: None
PREMISES AFFECTED: 615 West 41st Street

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a major utility transit dispatch, maintenance, service and storage facility for the Regional Transportation Authority's Pace para-transit service.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

SEP 09 2014
 CITY OF CHICAGO

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 18, 2014, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on July 3, 2014; and

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

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development recommends approval of the proposed major utility transit dispatch, maintenance, service and storage facility provided the development is established consistent with the design, layout and plans prepared by Paul K. Morris and dated June 26, 2014.

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

APPROVED AS TO SUBSTANCE

[Signature]
 CHAIRMAN

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

APPLICANT: J&M Partners, LLC

CAL NO.: 263-14-S

APPEARANCE FOR:

DATE OF MEETING:
July 18, 2014

APPEARANCE AGAINST:

PREMISES AFFECTED: 1944 North Sedgwick Street, Garden Unit

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

ACTION OF BOARD-
CASE CONTINUED TO SEPTEMBER 18, 2014

THE VOTE

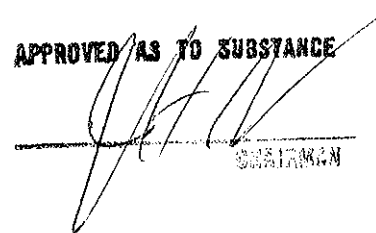
SEP 09 2014

CITY OF CHICAGO

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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		X
X		
X		

APPROVED AS TO SUBSTANCE


SECRETARY

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

APPLICANT: Lakeview Pantry **CAL NO.:** 264-14-S
APPEARANCE FOR: Dan Layton **DATE OF MEETING:**
July 18, 2014
APPEARANCE AGAINST: None
PREMISES AFFECTED: 3945 North Sheridan Road

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

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

SEP 09 2014
CITY OF CHICAGO

JONATHAN SWAIN
CATHERINE BUDZINSKI
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 July 18, 2014, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on July 3, 2014; and

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

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development recommends approval of the proposed community center and food pantry.

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

APPROVED AS TO SUBSTANCE

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

APPLICANT: Omayra Rios **CAL NO.:** 265-14-Z
APPEARANCE FOR: Robert Zelek **DATE OF MEETING:** July 18, 2014
APPEARANCE AGAINST: None
PREMISES AFFECTED: 5505 North Melvina Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the front yard setback from 20' to 0' to permit the establishment of a 6' tall x 180' long, solid, wood fence surrounding an existing single-family residence.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

SEP 09 2014
CITY OF CHICAGO

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

AFFIRMATIVE	NEGATIVE	ABSENT
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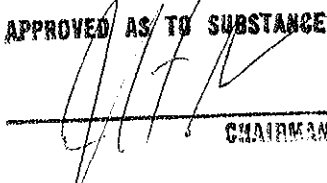
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 18, 2014, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on July 3, 2014; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant testified that the existing fence was there when she purchased the property; she also testified that her home is directly across the street from the expressway and that the existing fence helps to create a noise barrier; the applicant shall be permitted to reduce the front yard setback from to 0' to permit the establishment of a 6' tall x 180' long, solid, wood fence surrounding an existing 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: Human Resources Development Institute, Inc. **CAL NO.:** 266-14-S

APPEARANCE FOR: Robert Sapdon **DATE OF MEETING:** July 18, 2014

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2207 West 18th Street

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval to expand an existing two-story, 16-bed, transitional residence, originally approved in 1997, through the addition of an elevator and common entry, lobby and corridor areas.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

SEP 09 2014

CITY OF CHICAGO

JONATHAN SWAIN
CATHERINE BUDZINSKI
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 July 18, 2014, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on July 3, 2014; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant testified that the facility has been previously approved and is currently in operation; the applicant shall be permitted to the applicant shall be permitted to expand the existing two-story, 16-bed, transitional residence, which was originally approved in 1997, through the addition of an elevator and common entry, lobby and corridor areas ;expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development recommends approval of the proposed expansion of an existing two-story, 16-bed, transitional residence provided the development is established consistent with the design, layout, materials and plans prepared by Onyx Architectural Services and dated April 30, 2013.

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

APPROVED AS TO SUBSTANCE

[Signature]
CHAIRMAN

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

APPLICANT: Human Resources Development Institute, Inc. **CAL NO.:** 267-14-Z

APPEARANCE FOR: Robert Spadon **DATE OF MEETING:** July 18, 2014

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2207 West 18th Street

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the front yard setback from 15' to 0'; to reduce the west side yard setback from 5' to 1.09'; and, to exceed the existing floor area of 13,469.66 square feet by not more than 15% to 13,873.97 square feet for the proposed addition of an elevator and common entry, lobby and corridor areas.

ACTION OF BOARD-

THE VOTE

SEP 09 2014

CITY OF CHICAGO

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

AFFIRMATIVE	NEGATIVE	ABSENT
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THE RESOLUTION:

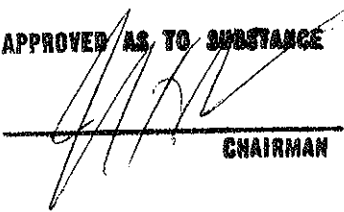
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 18, 2014, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on July 3, 2014; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; a special use was granted to the subject site in Cal No. 266-14-S to permit the expansion of existing transitional residence; the applicant shall now be permitted to reduce the front yard setback to 0'; to reduce the west side yard setback to 1.09'; and, to exceed the existing floor area of 13,469.66 square feet by not more than 15% to 13,873.97 square feet for the proposed addition of an elevator and common entry, lobby and corridor areas; 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: Antonio Munguia **CAL NO.:** 268-14-Z

APPEARANCE FOR: James Stola **DATE OF MEETING:**
July 18, 2014

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2915 North Milwaukee Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to eliminate the one-space, off-street, accessory parking requirement for the proposed conversion, to a residential unit, of the rear of the second floor of a two-story retail building.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

SEP 09 2014
CITY OF CHICAGO

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

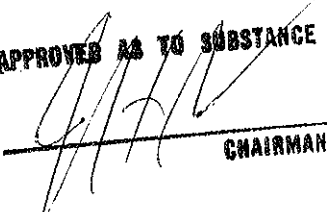
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 18, 2014, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on July 3, 2014; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to eliminate the one-space, off-street, accessory parking requirement for the proposed conversion, to a residential unit, of the rear of the second floor of a two-story retail 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: Attaff Moosa **CAL NO.:** 269-14-S
APPEARANCE FOR: John Pikarski **DATE OF MEETING:**
July 18, 2014
APPEARANCE AGAINST: None
PREMISES AFFECTED: 4251-57 West Lawrence Avenue

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval to expand the convenience store of an existing gas station.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

SEP 09 2014
 CITY OF CHICAGO

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

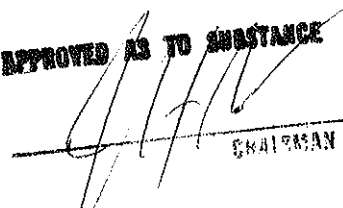
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 18, 2014, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on July 3, 2014; and

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

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development recommends approval of the proposed expansion of the convenience store of an existing gas station provided the development is established consistent with the design, layout, materials and plans prepared by Group Design Associates and dated July 11, 2014.

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: Carl Conti **CAL NO.:** 270-14-S
APPEARANCE FOR: John Pikarski **DATE OF MEETING:** July 18, 2014
APPEARANCE AGAINST: None
PREMISES AFFECTED: 852 West Armitage 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 the rear expansion of the existing three-story, five-unit building with ground floor retail space and an existing, detached, two-car garage.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

SEP 09 2014
CITY OF CHICAGO

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 18, 2014, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on July 3, 2014; and

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

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development recommends approval of the proposed residential use below the second floor provided the development is established consistent with the design, layout, materials and plans prepared by Forma, Inc. and dated March 14, 2014.

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

APPROVED AS TO SUBSTANCE

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

APPLICANT: Undra Inc. **CAL NO.:** 271-14-S
APPEARANCE FOR: Thomas Moore **DATE OF MEETING:** July 18, 2014
APPEARANCE AGAINST: None
PREMISES AFFECTED: 4017 North Lincoln Avenue

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

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

SEP 09 2014

CITY OF CHICAGO

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 18, 2014, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on July 3, 2014; and

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

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development recommends approval of the proposed nail salon.

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

APPROVED AS TO SUBSTANCE
[Signature]
CITY MANAGER

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

APPLICANT: MRR(III) 7255 N Bell, LLC

CAL NO.: 272-14-Z

APPEARANCE FOR: Thomas Moore

DATE OF MEETING:
July 18, 2014

APPEARANCE AGAINST: None

PREMISES AFFECTED: 7255 North Bell Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to eliminate two (2) required, off-stree, accessory parking spaces for the proposed conversion of an existing three-story, six-unit building with a basement into an eight-unit building with six (6) required, off-street, accessory parking spaces.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

SEP 09 2014

CITY OF CHICAGO

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

THE RESOLUTION:

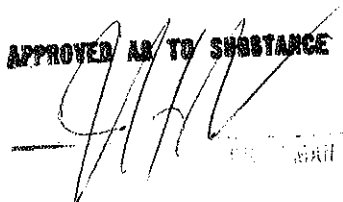
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 18, 2014, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on July 3, 2014; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to eliminate two (2) required, off-street, accessory parking spaces for the proposed conversion of an existing three-story, six-unit building with a basement into an eight-unit building with six (6) required, off-street, accessory parking spaces; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE



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

APPLICANT: Manor Square LLC **CAL NO.:** 273-14-S
APPEARANCE FOR: Thomas Moore **DATE OF MEETING:**
July 18, 2014
APPEARANCE AGAINST: None
PREMISES AFFECTED: 2801-05 West Lawrence Avenue

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of residential use below the ground floor for the expansion of two existing ground floor residential units into the basement of a four-story, 24- unit building.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

SEP 09 2014
CITY OF CHICAGO
DEPARTMENT OF PLANNING AND DEVELOPMENT

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

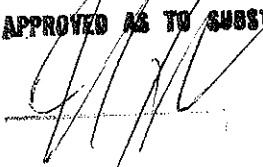
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 18, 2014, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on July 3, 2014; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish residential use below the ground floor for the expansion of two existing ground floor residential units into the basement of a four-story, 24- unit building; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development recommends approval of the proposed residential use below the ground floor provided the development is established consistent with the design, layout, materials and plans prepared by AP Architects and dated March 12, 2014.

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

APPROVED AS TO SUBSTANCE


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

APPLICANT: Finer Jewelry, Inc. **CAL NO.:** 274-14-S
APPEARANCE FOR: Mark Kupiec **DATE OF MEETING:** July 18, 2014
APPEARANCE AGAINST: None
PREMISES AFFECTED: 5 South Wabash Avenue, Suite 209

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

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

SEP 09 2014
 CITY OF CHICAGO

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

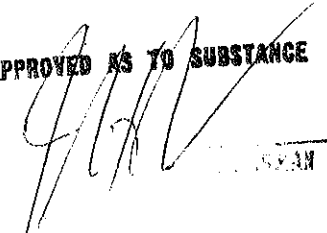
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 18, 2014, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on July 3, 2014; and

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

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development recommends approval of the proposed valuable objects dealer.

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: David Garelick, Marcelle Kott

CAL NO.: 275-14-Z

APPEARANCE FOR: Mark Kupiec

DATE OF MEETING:
July 18, 2014

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3442 North Greenview Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the rear yard setback from 34.65' to 0' for a proposed 21.42' tall rooftop deck being established on an existing, detached, two-car garage serving an existing single-family residence.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

SEP 09 2014

CITY OF CHICAGO

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 18, 2014, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on July 3, 2014; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the rear yard setback to 0' for a proposed 21.42' tall rooftop deck being established on an existing, detached, two-car garage serving an existing 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

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

APPLICANT: Rowland Chang

CAL NO.: 276-14-Z

APPEARANCE FOR: Mark Kupicc

DATE OF MEETING:
July 18, 2014

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1301 West Arthur Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the front yard setback from 20' to 14.71'; to reduce the east side yard setback from 2.68' to 0'; to reduce the west side yard setback from 2.68' to 0'; to reduce the combined side yard setback from 6.72' to 0'; and, to exceed the existing floor area of 6,301 square feet by not more than 15% to 6,443 square feet for a proposed one-story front addition and a three-story side addition to an existing three-story, two-unit building.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

SEP 09 2014

CITY OF CHICAGO

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

THE RESOLUTION:

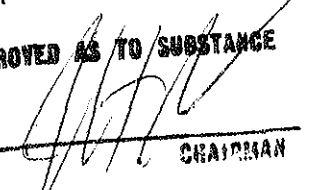
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 18, 2014, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on July 3, 2014; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the front yard setback 14.71'; to reduce the east side yard setback to 0'; to reduce the west side yard setback to 0'; to reduce the combined side yard setback to 0'; and, to exceed the existing floor area of 6,301 square feet by not more than 15% to 6,443 square feet for a proposed one-story front addition and a three-story side addition to an existing three-story, 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: Catholic Bishop of Chicago, a Corporation Sole **CAL NO.:** 277-14-S

APPEARANCE FOR: Mark Kupiec **DATE OF MEETING:** July 18, 2014

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2100 West 23rd Street

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval to establish a 15-space, non-required, accessory parking lot to serve St. Paul's Church, located at 2127 West 22nd Place.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

SEP 09 2014

CITY OF CHICAGO

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 18, 2014, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on July 3, 2014; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a 15-space, non-required, accessory parking lot to serve St. Paul's Church, located at 2127 West 22nd Place; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development recommends approval of the proposed 12-space, non-required, accessory parking lot to serve St. Paul's Church, located at 2127 West 22nd Place provided the development is established consistent with the design, layout and plans prepared by MAG Malone Consultants, Inc. and dated July 15, 2014.

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: Paul McHugh **CAL NO.:** 278-14-Z
APPEARANCE FOR: Jessica Schramm **DATE OF MEETING:**
July 18, 2014
APPEARANCE AGAINST: None
PREMISES AFFECTED: 2310-12 West Palmer Street

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the west side yard setback from 4.82' to 2.21' and to reduce the rear yard setback from 28' to 2' for proposed one and three-story rear additions and an attached two-car garage being added to an existing three-story, three-unit building being converted to a single-family residence.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

SEP 09 2014
 CITY OF CHICAGO

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

THE RESOLUTION:

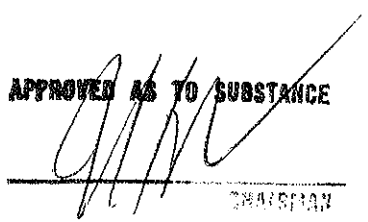
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 18, 2014, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on July 3, 2014; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the west side yard setback to 2.21' and to reduce the rear yard setback to 2' for proposed one and three-story rear additions and an attached two-car garage being added to an existing three-story, three-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



Jonathan Swain

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

APPLICANT: Skygroup Investments, Inc.

CAL NO.: 279-14-S

APPEARANCE FOR:

DATE OF MEETING:
July 18, 2014

APPEARANCE AGAINST:

PREMISES AFFECTED: 1300-10 North Halsted Street

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of to establish an indoor sports and recreational skydiving facility with thirty (30) accessory, surface parking spaces.

ACTION OF BOARD-
CASE CONTINUED TO SEPTEMBER 19, 2014

THE VOTE

SEP 09 2014

CITY OF CHICAGO

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Schuyler Levin

CAL NO.: 280-14-Z

APPEARANCE FOR:

DATE OF MEETING:
July 18, 2014

APPEARANCE AGAINST:

PREMISES AFFECTED: 2141 North Fremont

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval of the establishment of to reduce the rear yard setback from 35' to 0.5'; to reduce the north side yard setback from 3' to 0'; to reduce the combined side yard setback from 7.5' to 3'; and, to reduce the enclose parking space setback from the rear property line from 2' to 0.5'

ACTION OF BOARD-
CASE CONTINUED TO AUGUST 15, 2014

THE VOTE

SEP 09 2014

CITY OF CHICAGO

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: 1300 W. Devon Partners, LLC **CAL NO.:** 281-14-S
APPEARANCE FOR: Mariah Digrino **DATE OF MEETING:** July 18, 2014
APPEARANCE AGAINST: None
PREMISES AFFECTED: 6413-15 North Wayne Avenue

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a 13-space, non-required, accessory parking lot to serve a medical center located at 1300-04 West Devon Avenue.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

AUG 20 2014

CITY OF CHICAGO

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

THE RESOLUTION:

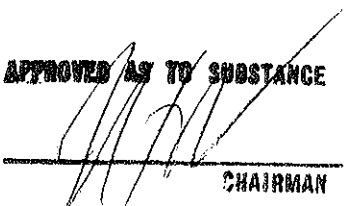
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 18, 2014, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on July 3, 2014; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a 13-space, non-required, accessory parking lot to serve a medical center located at 1300-04 West Devon Avenue ; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development recommends approval of the proposed 13-space, non-required, accessory parking lot to serve a medical center located at 1300-04 West Devon Avenue provided the development is established consistent with the design, layout and plans prepared by Manske Diechmann Thompson Design and dated July 18, 2014.

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: 1300 W. Devon Partners LLC **CAL NO.:** 282-14-Z
APPEARANCE FOR: Mariah Digrino **DATE OF MEETING:** July '8, 2014
APPEARANCE AGAINST: None
PREMISES AFFECTED: 6413-15 North Wayne Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the front yard setback from 7' to 5' and to provide a 5' solid wooden fence instead of wrought iron for a 13-space, non-required, accessory parking lot to serve a medical center located at 1300-04 West Deveon Avenue.

**ACTION OF BOARD-
 VARIATION GRANTED**

THE VOTE

AUG 20 2014
 CITY OF CHICAGO

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

THE RESOLUTION:

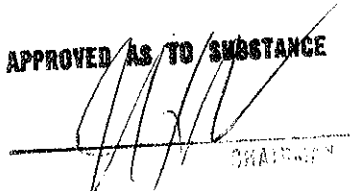
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 18, 2014, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on July 3, 2014; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; a special use was granted to this location in Cal. No. 281-14-S to permit the establishment of a non-required 13 space accessory parking lot which shall serve a medical center located at 1300-04 W. Devon; the applicant shall also be permitted to reduce the front yard setback to 5' and to provide a 5' solid wooden fence instead of wrought iron; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE



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

APPLICANT: 1300 W. Devon Partners, LLC **CAL NO.:** 283-14-S

APPEARANCE FOR: Mariah Digirno **DATE OF MEETING:** July 18, 2014

APPEARANCE AGAINST: None

PREMISES AFFECTED: 6412-14 North Lakewood Avenue

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a 12-space, non-required, accessory parking lot to serve a medical center located at 1300-04 West Devon Avenue.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

AUG 20 2014
CITY OF CHICAGO

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

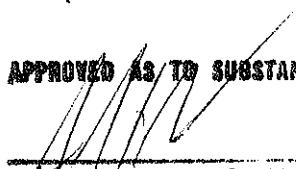
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 18, 2014, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on July 3, 2014; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a 12-space, non-required, accessory parking lot to serve a medical center located at 1300-04 West Devon Avenue ;expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development recommends approval of the proposed 12-space, non-required, accessory parking lot to serve a medical center located at 1300-04 West Devon Avenue provided the development is established consistent with the design, layout and plans prepared by Manske Diechmann Thompson Design and dated July 18, 2014.

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: 1300 W. Partners, LLC

CAL NO.: 284-14-Z

APPEARANCE FOR: Mariah Digrino

DATE OF MEETING:
July 18, 2014

APPEARANCE AGAINST: None

PREMISES AFFECTED: 6412-14 North Lakewood Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the front yard setback from 15' to 14' and to provide a 5' solid w2ooden fence instead of wrought iron for a 12-space, non-required, accessory parking lot to serve a medical center located at 1300-04 West Devon Avenue.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

AUG 20 2014
CITY OF CHICAGO

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

THE RESOLUTION:

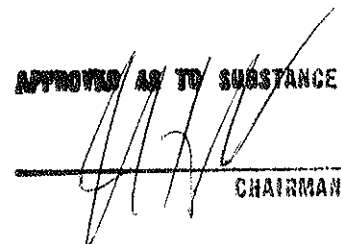
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 18, 2014, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on July 3, 2014; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; a special use was granted to the subject site in Cal. No. 283-14-S to permit the establishment of a 12 space non-required accessory parking lot to serve a medical center located at 1300-04 W. Devon; the applicant shall also be permitted to reduce the front yard setback to 14' and to provide a 5' solid wooden fence instead of wrought iron; 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: Lakewood Development, Inc.

CAL NO.: 285-14-Z

APPEARANCE FOR: William Banks

DATE OF MEETING:
July 18, 2014

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1633 North Burling Street

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the rear yard setback from 33.6' to 0' and to reduce the north side yard setback from 2' to 0' for a proposed one-story, below-grade, rear connector between a proposed three-story single-family residence and a proposed two-car garage.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

SEP 09 2014

CITY OF CHICAGO

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

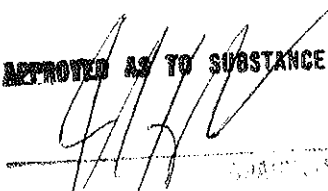
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 18, 2014, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on July 3, 2014; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the rear yard setback to 0' and to reduce the north side yard setback to 0' for a proposed one-story, below-grade, rear connector between a proposed three-story single-family residence and a proposed 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


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

APPLICANT: 4th Octave, Inc.

CAL NO.: 286-14-S

APPEARANCE FOR:

DATE OF MEETING:

July 18, 2014

APPEARANCE AGAINST:

PREMISES AFFECTED: 5636 North 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 liquor store for the retail sale of package goods.

ACTION OF BOARD.

CASE CONTINUED TO SEPTEMBER 19, 2014

THE VOTE

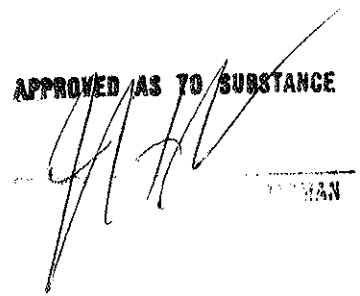
SEP 09 2014

CITY OF CHICAGO

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

APPROVED AS TO SUBSTANCE



JONATHAN SWAIN

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

APPLICANT: Stanley Orszula and Julie Griffiths

CAL NO.: 287-14-Z

APPEARANCE FOR: Nick Ftikas

DATE OF MEETING:
July 18, 2014

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1037 West Oakdale Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the east side yard setback from 2' to 0.75'; to reduce the combined side yard setback from 5' to 3.5'; and, to exceed the existing floor area of 4,234.9 square feet by not more than 15% to 4,827.6 square feet for a proposed three-story rear addition to an existing three-story, two unit building.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

SEP 09 2014
CITY OF CHICAGO

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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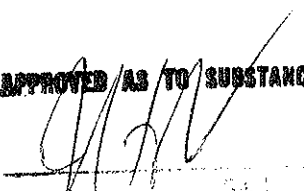
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 18, 2014, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on July 3, 2014; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the east side yard setback to 0.75'; to reduce the combined side yard setback to 3.5'; and, to exceed the existing floor area of 4,234.9 square feet by not more than 15% to 4,827.6 square feet for a proposed three-story rear addition to an existing three-story, 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

JONATHAN SWAIN

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

APPLICANT: Oxford 1, LLC **CAL NO.:** 288-14-Z

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

July 18, 2014

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1421-25 West Fullerton Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the rear yard setback from 30' to 0' for a proposed two-story addition to an existing two-story building being converted to contain eight units and eight below-grade parking spaces.

ACTION OF BOARD.
VARIATION GRANTED

THE VOTE

SEP 09 2014

CITY OF CHICAGO

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
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X		

THE RESOLUTION:

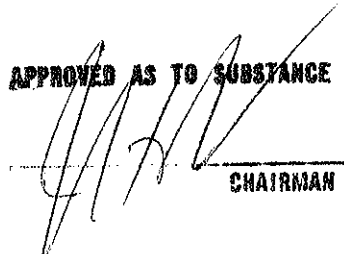
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 18, 2014, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on July 3, 2014; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the rear yard setback to 0' for a proposed two-story addition to an existing two-story building being converted to contain eight units and eight below-grade parking spaces; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Franklin Super Foods & Liquor, Inc. **CAL NO.:** 109-14-S

APPEARANCE FOR: Fadhle Ahmed **MINUTES OF MEETING:**
July 18, 2014

APPEARANCE AGAINST: None

PREMISES AFFECTED: 501 N. Kedzie Avenue

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval to establish a liquor store for the retail sales of packaged goods.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

AUG 20 2014

CITY OF CHICAGO

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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X		

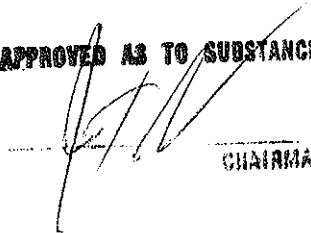
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 18, 2014, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on March 6, 2014; and

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

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s):The Department of Planning and Development recommends approval of the proposed liquor store for the retail sale of package goods.

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: Gary Mikhailov

CAL NO.: 129-14-S

APPEARANCE FOR:

MINUTES OF MEETING:
July 18, 2014

APPEARANCE AGAINST:

PREMISES AFFECTED: 921 North Damen Avenue

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

ACTION OF BOARD-
CASE CONTINUED TO SEPTEMBER 19, 2014

THE VOTE

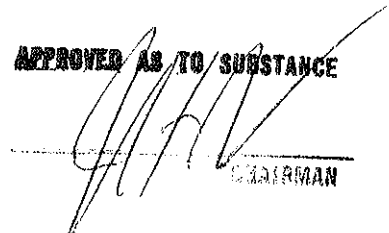
SEP 09 2014

CITY OF CHICAGO

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Blanca Barrera

CAL NO.: 141-14-Z

APPEARANCE FOR:

MINUTES OF MEETING:
April 25, 2014

APPEARANCE AGAINST:

PREMISES AFFECTED: 4857 W. Wolfram Street

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the west side yard setback from 2.17' to 0'; to reduce the combined side yard setback from 5.43' to 3.61'; and, to reduce the rear yard setback from 37.54' to 35' for a proposed one-story rear addition to an existing two-unit building with a detached two-car garage.

ACTION OF BOARD-
DISMISSED FOR WANT OF PROSECUTION

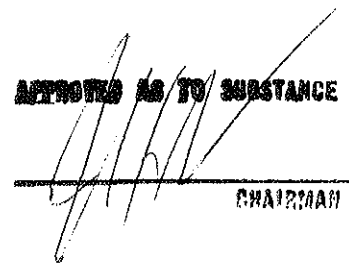
THE VOTE

SEP 09 2014
CITY OF CHICAGO

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Addison Mini Mart and Gas, Inc. **CAL NO.:** 171-14-S
APPEARANCE FOR: Nick Ftikas **DATE OF MEETING:** July 18, 2014
APPEARANCE AGAINST: None
PREMISES AFFECTED: 3700-14 W. Addison Street

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval to establish a gas station with four (4) pump islands, a one-story, 3,450 square foot convenience store with ten on-site accessory parking spaces.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

SEP 09 2014
CITY OF CHICAGO

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

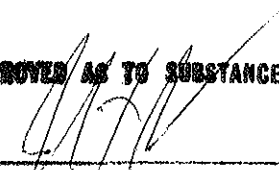
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 18, 2014, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on May 1, 2014; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant testified that he has operated at this location for 30 years and that he has recently acquired neighboring properties so that he can expand his business; the applicant shall be permitted to establish a gas station with four (4) pump islands, a one-story, 3,450 square foot convenience store with ten on-site accessory parking spaces; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development recommends approval of the proposed gas station and convenience store with provided the development is established consistent with the design, layout, materials and plans prepared by Vari Architects and dated July 16, 2014.

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: Addison Mini Mart & Gas, Inc.

CAL NO.: 172-14-Z

APPEARANCE FOR: Nick Ftikas

DATE OF MEETING:
July 18, 2014

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3700 W. Addison Street

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the minimum lot area from 20,000 square feet to 13,430 square feet and to reduce the west side yard setback from 17.4' to 4' for a proposed gas station with four pump islands, a 3,450 square foot convenience store with ten on-site, accessory, surface parking spaces.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

SEP 09 2014

CITY OF CHICAGO

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

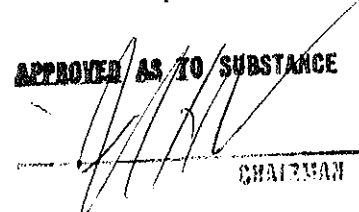
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 18, 2014, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on May 1, 2014; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; a special use was granted in Cal. No. 171-14-S to permit the establishment of a gas station at the subject site; the applicant shall now be permitted to reduce the minimum lot area from 20,000 square feet to 13,430 square feet and to reduce the west side yard setback from 17.4' to 4' for the proposed gas station with four pump islands, a 3,450 square foot convenience store with ten on-site, accessory, surface parking spaces; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: SP Michigan, LLC

CAL NO.: 191-14-S

APPEARANCE FOR:

DATE OF MEETING:
July 18, 2014

APPEARANCE AGAINST:

PREMISES AFFECTED: 1250 S. Michigan Avenue

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval to establish seventeen off-site, accessory parking spaces to serve the proposed 30 unit building with ground floor commercial space located at 1323 S. Michigan Avenue.

ACTION OF BOARD-
WITHDRAWN ON MOTION OF THE APPLICANT

THE VOTE

SEP 09 2014

CITY OF CHICAGO

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: SP Michigan, LLC

CAL NO.: 192-14-Z

APPEARANCE FOR:

DATE OF MEETING:
May 16, 2014

APPEARANCE AGAINST:

PREMISES AFFECTED: 1323 S. Michigan Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the 21 space off-street parking requirement by no more than 20% to 17 spaces, and to eliminate one 10' x 25' x 14' loading berth for a proposed 30-unit building with ground floor commercial space.

ACTION OF BOARD-
WITHDRAWN ON MOTION OF THE APPLICANT

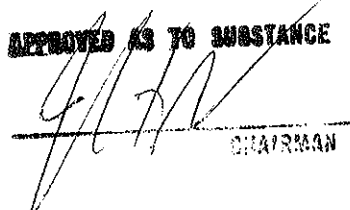
THE VOTE

SEP 09 2014
CITY OF CHICAGO

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Allan R. Mourillon, P.E

CAL NO.: 193-14-Z

APPEARANCE FOR: Carl McCormick

DATE OF MEETING:
July 18, 2014

APPEARANCE AGAINST: None

PREMISES AFFECTED: 326-30 W. 47th Street

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the east side yard setback from 5' to zero for a proposed 8' high, solid iron fence.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

SEP 09 2014

CITY OF CHICAGO

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

THE RESOLUTION:

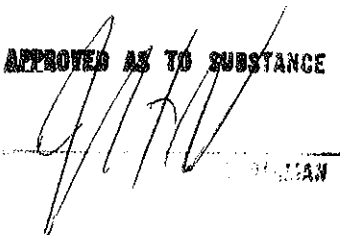
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 18, 2014, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on May 1, 2014; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the east side yard setback to zero for a proposed 8' high, solid iron fence; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE



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

APPLICANT: 1007 N. Cleveland Development Corporation **CAL NO.:** 195-14-Z
APPEARANCE FOR: Bernard Citron **DATE OF MEETING:** July 18, 2014
APPEARANCE AGAINST: None
PREMISES AFFECTED: 1013-15 W. Oak Street

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the west end wall setback from 12' to 6' and to reduce the separation between the end walls of two row of townhomes from 10' to 9' for a proposed two-story, 13 unit townhouse development with 26 on-site parking spaces.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

SEP 09 2014
CITY OF CHICAGO

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
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X		
X		

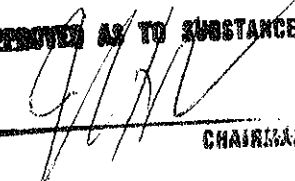
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 18, 2014, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on May 1, 2014; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the west end wall setback to 6' and to reduce the separation between the end walls of two row of townhomes to 9' for a proposed two-story, 13 unit townhouse development with 26 on-site parking spaces; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: 1017 N. Cleveland Development Corporation **CAL NO.:** 196-14-Z

APPEARANCE FOR: Bernard Citron **DATE OF MEETING:** July 18, 2014

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1017-19 N. Cleveland Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the west end wall setback from 12' to 6' and to reduce the separation between the endwalls of two rows of townhomes from 10' to 9' for a proposed two-story and three-story 26 -unit townhouse development with 52 on-site parking spaces.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

SEP 09 2014
CITY OF CHICAGO

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		


THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 18, 2014, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on May 1, 2014; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the west end wall setback to 6' and to reduce the separation between the endwalls of two rows of townhomes to 9' for a proposed two-story and three-story 26 -unit townhouse development with 52 on-site parking spaces; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

JONATHAN SWAIN

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

APPLICANT: 450 W. Oak Development Corporation **CAL NO.:** 197-14-Z

APPEARANCE FOR: Bernard Citron **MINUTES OF MEETING:**
July 18, 2014

APPEARANCE AGAINST: None

PREMISES AFFECTED: 434-44 W. Oak Street

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the front yard setback from 7.32' to 5.67'; the east side yard setback from 5' to 3'; the west side yard setback from 5' to zero at the rear of the lot only to allow a surface parking space; the combined side yard setback from 24.89' to 9.58'; the rear yard setback from 18.3' to 9'; and, to reduce the rear yard open space from 389 square feet to 0 square feet for a proposed three-story, nine unit building with 12 on site parking spaces.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

SEP 09 2014

CITY OF CHICAGO

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 18, 2014, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on May 1, 2014; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the front yard setback to 5.67'; the east side yard setback to 3'; the west side yard setback to zero at the rear of the lot only to allow a surface parking space; the combined side yard setback to 9.58'; the rear yard setback to 9'; and, to reduce the rear yard open space from 389 square feet to 0 square feet for a proposed three-story, nine unit building with 12 on site parking spaces; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

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

APPLICANT: 450 W. Oak Development Corporation **CAL NO.:** 198-14-Z

APPEARANCE FOR: Bernard Citron **DATE OF MEETING:** July 18, 2014

APPEARANCE AGAINST: None

PREMISES AFFECTED: 448-54 W. Oak Street

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the front yard setback from 7.32' to 5.67'; the east side yard setback from 13.4' to zero; the rear yard setback from 18.3' to 9' and the rear yard open space from 428 square feet to zero for a proposed three-story, nine-unit building with 12 on-site parking spaces.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

SEP 09 2014

CITY OF CHICAGO

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
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X		

THE RESOLUTION:

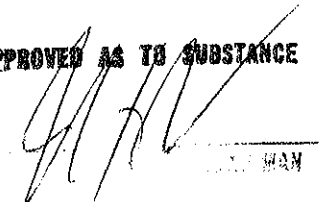
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 18, 2014, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on May 1, 2014; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the front yard setback to 5.67'; the east side yard setback to zero; the rear yard setback to 9' and the rear yard open space from 428 square feet to zero for a proposed three-story, nine-unit building with 12 on-site parking spaces; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE



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

APPLICANT: RS Fuels c/o Mohammad Yagoob

CAL NO.: 202-14-S

APPEARANCE FOR:

DATE OF MEETING:
July 18, 2014

APPEARANCE AGAINST:

PREMISES AFFECTED: 7453 S. State Street

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval to establish a gas station with a convenience store and a one-lane automatic car wash.

ACTION OF BOARD-
CASE CONTINUED TO SEPTEMBER 19, 2014

THE VOTE

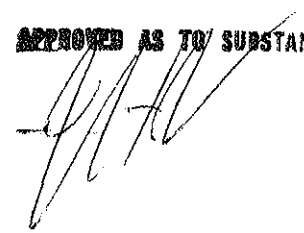
SEP 09 2014

CITY OF CHICAGO

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

APPROVED AS TO SUBSTANCE



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

APPLICANT: RS Fuels c/o Mohammad Yagoob

CAL NO.: 203-14-Z

APPEARANCE FOR:

MINUTES OF MEETING:
July 18, 2014

APPEARANCE AGAINST:

PREMISES AFFECTED: 7453 S. State Street

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the minimum lot area from 20,000 square feet to 15,738 square feet for a proposed gas station with a convenience store and a one-lane automatic car wash.

ACTION OF BOARD-
CASE CONTINUED TO SEPTEMBER 19, 2014

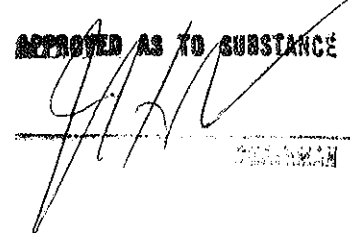
THE VOTE

SEP 09 2014
CITY OF CHICAGO

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

APPROVED AS TO SUBSTANCE



JONATHAN SWAIN

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

APPLICANT: Carolyn Demaret

CAL NO.: 175-14-Z

APPEARANCE FOR: Thomas Moore

DATE OF MEETING:
July 18, 2014

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3320 N. Hoyne Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the front yard setback from 15.4' to 13.75', the rear yard setback from 34.7' to 22.75' for a proposed two-story single family residence with a below -grade rear connector to a two car garage with a rooftop deck.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

SEP 09 2014

CITY OF CHICAGO

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
		X

THE RESOLUTION:

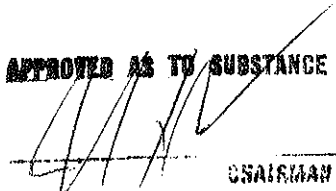
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 18, 2014, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on May 1, 2014; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the front yard setback from 15.4' to 13.75', the rear yard setback from 34.7' to 22.75' for a proposed two-story single family residence with a below - grade rear connector to a 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: Manny Godinez

CAL NO.: 212-14-S

APPEARANCE FOR: Same

DATE OF MEETING:
July 18, 2014

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1702 South Paulina 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 of an existing two-story, two-unit building.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

SEP 09 2014
CITY OF CHICAGO

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
		X

THE RESOLUTION:

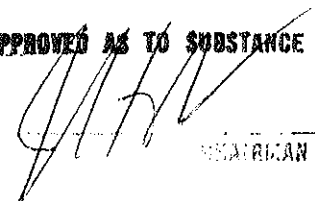
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 18, 2014, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on June 5, 2014; and

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

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s):The Department of Planning and Development recommends approval of the proposed residential use below the second floor provided the development is established consistent with the design, layout, materials and plans prepared by Yung Architects and dated June 20, 2014.

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

APPROVED AS TO SUBSTANCE



ZONING ADMINISTRATOR

**ZONING BOARD OF APPEALS
CITY OF CHICAGO**

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



SEP 19 2014

CITY OF CHICAGO

Walsh Construction Co. II, LLC

APPLICANT

215-14-S

CALENDAR NUMBER

949 N. Elston Avenue

PREMISES AFFECTED

July 18, 2014

HEARING DATE

Brian Duncan

APPEARANCE FOR APPLICANT

Christina Handropolos & Others

OBJECTORS

NATURE OF REQUEST

Application for a special use to establish a modified transfer station.

ACTION OF BOARD

THE VOTE

The application for a special use is approved.

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

AFFIRMATIVE	NEGATIVE	ABSENT
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<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, public hearings were held on this application by the Zoning Board of Appeals ("Board") at its regular meeting held on July 18, 2014, after due notice thereof as provided Section 17-13-0107-B of the Chicago Zoning Ordinance and by publication in the *Chicago Sun-Times*; and

WHEREAS, Mr. Brian Duncan, counsel for the Applicant, explained the history of the subject property and the underlying basis for the relief sought; that the Applicant is renovating a prior, elevated railroad track which parallels Bloomingdale Street between 1800 North Ashland and 1800 North Ridgeway; that the track is approximately 2.7 miles long and will be a walking, running, biking and general exercise trail for local residents when renovated; that pursuant to the renovation, the Applicant is hauling dirt, stone, and other materials ("spoils") away from the railroad track; that the Applicant intends to use the subject property as a storage area for the spoils; that although the spoils will be processed for reuse, this processing will not be done at the subject property; that the Applicant will only store the spoils at the subject property until this November and

APPROVED AS TO SUBSTANCE


CHAIRMAN

intends to be done hauling the spoils off the subject property within a few weeks; that all hauling will be done in accordance with City of Chicago standards as the renovation of the railroad track is a Chicago Department of Transportation ("CDOT") project; and

WHEREAS, in response to questions by the Board, Mr. Duncan clarified that no sorting of the spoils will be done at the subject property; and

WHEREAS, Mr. Garrett Lance testified on behalf of the Applicant; that he the project engineer of the railroad track renovation; that the Applicant is renovating the railroad track for the City of Chicago; that he has discussed the renovation with Alderman Burnett, Jr.; that the Alderman wrote a letter in support of the renovation; that the special use is required to allow the spoils to be hauled away from the subject property to the processing facility; and

WHEREAS, Mr. Joe Wilcox testified on behalf of the Applicant; that his credentials as an expert in 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 he then orally testified to certain pertinent highlights: (1) the proposed special use complies with all applicable standards of the 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; (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; (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; and (5) the proposed special use is designed to promote pedestrian safety and comfort; and

WHEREAS, in response to questions by the Board, Mr. Wilcox further testified that the subject property is vacant; that the proposed special use will not affect the market or have any impact on the surrounding properties in the Planned Manufacturing District ("PMD") because the proposed special use is limited to bringing materials to the subject property, storing said materials, and then moving those materials elsewhere; that to the east of the subject property is an asphalt manufacturer; that across the river, there is an electrical sub-plant and recycling center; that directly west of the subject property and across Elston Avenue is a taxi barn and manufacturing company; that the subject property is bordered on the south by train tracks; that to the north, the subject property is bordered by the Chicago River; that to the southwest of the subject property and across Elston Avenue are four non-conforming properties; that these non-conforming properties consist of one (1) single family residency, two-flats, and possibly one (1) four-flat; and

WHEREAS, Ms. Christine Stram, of 927 N. Racine, testified in opposition to the application; that she wished to know how many trucks the Applicant anticipated to use for haul each day; that she also wished to know the expected trucking route from the subject property; and

WHEREAS, Mr. Lance further testified that the Applicant intended to use approximately twenty (20) trucks per day; that the goal is never to back up Elston Avenue and always have the trucks staged on the subject property; that the approximate truck route is Elston Avenue to the interstate and then the interstate to the dump facility; and

WHEREAS, Ms. Stram further wished to know if the Applicant had any concern over the bridge construction at Division; if the Applicant was providing flaggers; and if the Applicant intended to extend the lease beyond November of this year; and

WHEREAS, Mr. Lance further testified that the Applicant had no concern about the bridge at Division as the Applicant had no complaints when it previously hauled materials; that the Applicant has certified flaggers for the trucks; that the Applicant has no intention to extend the lease at the subject property; that if the Applicant receives the special use permit, the Applicant will be done using the subject property within a few weeks; that no new material will be brought to the subject property; that the Applicant's activities on the subject property are limited to trucking away existing materials already on-site; that the Applicant is not intending to use this property for other projects once this project is over; and

WHEREAS, Christina Handropolous, of 925 N. Racine, Unit B, testified in opposition to the applicant; that she is concerned as to when the trucks will enter and leave the subject property; that the area is a residential area with many children in the neighborhood; that she and Ms. Stram then asked a series of questions regarding the proposed special use; and

WHEREAS, in response to the Objectors' questions, Mr. Lance further testified that the Applicant will abide by the Chicago Noise Ordinance and start hauling material away from the subject property no earlier than 7:00 AM; that the Applicant will only be hauling Monday through Friday; that there will be minimal dust associated with the project; that if dust does occur, the Applicant will water the material out; that the Applicant has a street sweeper attachment for some of its equipment and will employ it on Elston Avenue if necessary; that the spoils will not be reused although that was the original intent; that due to the timing of the project, the spoils will just be hauled away to the dump; and

WHEREAS, the staff of the Department of Planning and Development recommended approval of the proposed modified transfer station; and

WHEREAS, the Applicant has presented evidence that the proposed application meets all of the criteria established in Section 17-13-0905-A for the granting of a 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 the proposed special use is industrial use and as the subject property is located in a PMD;
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 it is an industrial use of property located within a PMD and because the subject property will remain a vacant lot;
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 is consistent with the asphalt factory, electrical sub-plant, recycling center and taxi barn also located within the PMD;
5. The proposed special use is designed to promote pedestrian safety and comfort as the Applicant will employ a street cleaner on Elston Avenue.

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.

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-C of the Chicago Zoning Ordinance:

1. The proposed special use will not have a significant adverse impact on the existing manufacturing activities because the proposed special use is limited to bringing materials to the subject property, storing said materials, and then moving those materials elsewhere. Further, the proposed special use will not create land use conflicts or nuisance complaints within the PMD because the proposed special use is industrial and the PMD is designed for industrial use;
2. The proposed special use will not affect efforts to market other property within the planned manufacturing district for industrial use as the proposed special use is compatible with the existing industrial uses of the PMD, such as the asphalt plant, recycling facility, electrical sub-plant, and taxi barn.

RESOLVED, the Board finds that the Applicant has proved its case by testimony and evidence covering the two specific criteria of Section 17-13-0905-C 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.

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