

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

APPLICANT: Thiare M. Niang **CAL NO.:** 322-14-S
APPEARANCE FOR: Same **MINUTES OF MEETING:**
September 19, 2014
APPEARANCE AGAINST: None
PREMISES AFFECTED: 2421 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 hair braiding salon.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

OCT 24 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:

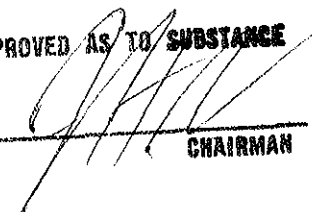
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 19, 2014, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 4, 2014; and

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 hair braiding 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 hair braiding 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: Berhanu Mekonne **CAL NO.:** 323-14-S

APPEARANCE FOR: Same **MINUTES OF MEETING:**
September 19, 2014

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1408 W. Devon Avenue

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

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

OCT 24 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:

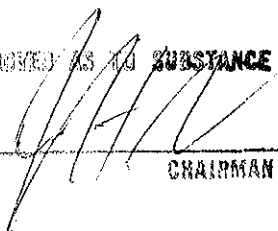
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 19, 2014, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 4, 2014; and

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

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

CAL NO.: 324-14-S

APPEARANCE FOR:

MINUTES OF MEETING:

September 19, 2014

APPEARANCE AGAINST:

PREMISES AFFECTED: 8602 S. Racine Avenue

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

ACTION OF BOARD-
CASE CONTINUED TO OCTOBER 17, 2017

THE VOTE

OCT 24 2014
CITY OF CHICAGO

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

[Handwritten Signature]
SACRAMENTO

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

APPLICANT: Creative Touch Beauty and Nail Salon CAL NO.: 325-14-S

APPEARANCE FOR: Tansy Hardiman MINUTES OF MEETING: September 19, 2014

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1315 West 111th Street

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

ACTION OF BOARD- APPLICATION APPROVED

THE VOTE

OCT 24 2014 CITY OF CHICAGO

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

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 19, 2014, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 4, 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 hair and nail salon at the subject site; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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

APPLICANT: Claudius Hardrick CAL NO.: 326-14-S
APPEARANCE FOR: Same MINUTES OF MEETING: September 19, 2014
APPEARANCE AGAINST: None
PREMISES AFFECTED: 2347 West Marquette Road

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

ACTION OF BOARD- APPLICATION APPROVED

THE VOTE

OCT 24 2014 CITY OF CHICAGO

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

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 19, 2014, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 4, 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 at the subject site; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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

APPLICANT: Mary Hernandez

CAL NO.: 327-14-S

APPEARANCE FOR: Same

MINUTES OF MEETING:

September 19, 2014

APPEARANCE AGAINST: None

PREMISES AFFECTED: 5701 West Irving Park Road

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

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

OCT 24 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 September 19, 2014, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 4, 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 at the subject site; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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

APPLICANT: Phillip Coffey

CAL NO.: 328-14-Z

APPEARANCE FOR: Same

MINUTES OF MEETING:
September 19, 2014

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2515 West Lyndale Street

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to exceed the existing floor area of 3,155 square feet by not more than 15%, to 3,474 square feet, for the proposed conversion of existing attic space into the upper floor of a duplex unit in an existing two-story, two-unit building with an existing, rear, detached two-car garage.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

OCT 24 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:

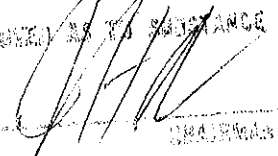
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 19, 2014, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 4, 2014; and

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 exceed the existing floor area of 3,155 square feet by not more than 15%, to 3,474 square feet, for the proposed conversion of existing attic space into the upper floor of a duplex unit in an existing two-story, two-unit building with an existing, rear, detached two-car garage; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

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

APPROVED AS TO SUBSTANCE

JONATHAN SWAIN

APPLICANT: Matt Mayfield

CAL NO.: 329-14-Z

APPEARANCE FOR: Same

MINUTES OF MEETING:
September 19, 2014

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2060 West Belle Plaine Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the rear setback from 35.04' to 26' for a proposed 10.17' open staircase accessing the rooftop deck of a proposed, rear, detached, two-car garage.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

OCT 24 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 September 19, 2014, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 4, 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 setback from 35.04' to 26' for a proposed 10.17' open staircase accessing the rooftop deck of a proposed, rear, detached, two-car garage; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Kenneth & Renee Dorsen

CAL NO.: 330-14-Z

APPEARANCE FOR: Renee Dorsen

MINUTES OF MEETING:
September 19, 2014

APPEARANCE AGAINST: None

PREMISES AFFECTED: 6911 North McAlpin Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the required east side yard setback from 6' to 2.4'; to reduce the total combined yard setback from 18' to 10.4'; and, to reduce the rear yard setback from 35' to 21' for a proposed, two-story addition, including an attached, one-car garage, to an existing two-story, single family residence.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

OCT 24 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 September 19, 2014, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 4, 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 required east side yard setback to 2.4'; to reduce the total combined yard setback to 10.4'; and, to reduce the rear yard setback to 21' for a proposed, two-story addition, including an attached, one-car garage, 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.

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

APPROVED AS TO SUBSTANCE


CHAIRMAN

APPLICANT: Chicago Land Montessori Academy

CAL NO.: 331-14-S

APPEARANCE FOR:

MINUTES OF MEETING:
September 19, 2014

APPEARANCE AGAINST:

PREMISES AFFECTED: 5624-34 North Pulaski Road

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

ACTION OF BOARD-
CASE CONTINUED TO OCTOBER 17, 2014

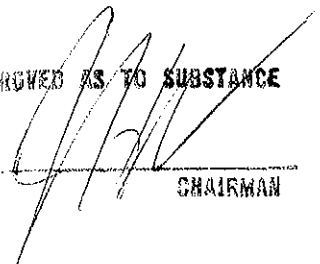
THE VOTE

OCT 24 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: Essa Dora Salon & Spa, LLC

CAL NO.: 332-14-S

APPEARANCE FOR: Robert Dregor

MINUTES OF MEETING:
September 19, 2014

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1405 North Wells Street

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

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

OCT 24 2014
CITY OF CHICAGO

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

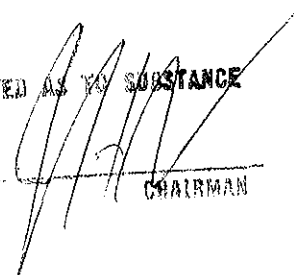
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 19, 2014, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 4, 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 at the subject site; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

CAL NO.: 333-14-S

APPEARANCE FOR: Avni Shah

MINUTES OF MEETING:
September 19, 2014

APPEARANCE AGAINST: None

PREMISES AFFECTED: 7909 South Cottage Grove Avenue

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

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

OCT 24 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 September 19, 2014, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 4, 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 at the subject site; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

CAL NO.: 334-14-S

APPEARANCE FOR:

MINUTES OF MEETING:
September 19, 2014

APPEARANCE AGAINST: None

PREMISES AFFECTED: 904 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 beauty salon.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

OCT 24 2014
CITY OF CHICAGO

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

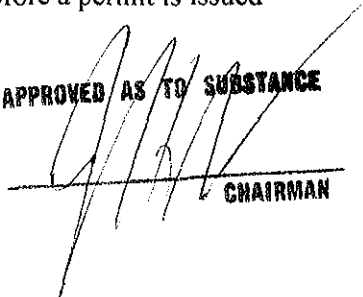
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 19, 2014, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 4, 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 at the subject site; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The 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: Rev. Billy's Chop Shop Inc.

CAL NO.: 335-14-S

APPEARANCE FOR: Warren Silver

MINUTES OF MEETING:
September 19, 2014

APPEARANCE AGAINST: None

PREMISES AFFECTED: 4314 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 beauty salon.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

OCT 24 2014

CITY OF CHICAGO

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

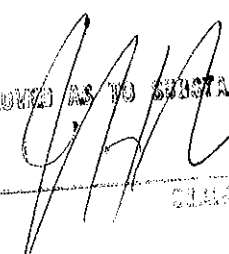
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 19, 2014, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 4, 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

JONATHAN SWAIN

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

APPLICANT: Geodesic Networks, LLC

CAL NO.: 336-14-S

APPEARANCE FOR: John George

MINUTES OF MEETING:
September 19, 2014

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1700 East 56th Street

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of satellite dish antennas and related equipment on the rooftop of an existing building.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

OCT 24 2014

CITY OF CHICAGO

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

AFFIRMATIVE	NEGATIVE	ABSENT
RECUSED		
X		
X		
X		
X		

THE RESOLUTION:

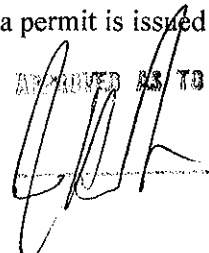
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 19, 2014, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 4, 2014; and

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 the location of satellite dish antennas and other related equipment of the rooftop of an existing 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 satellite dish antennas and related equipment on the rooftop of an existing building provided the development is established consistent with the design, layout and plans prepared by Metro Networks and Fullerton Engineering and Design and dated July 22, 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: Ryan O'Malley

CAL NO.: 337-14-Z

APPEARANCE FOR: Same

MINUTES OF MEETING:
September 19, 2014

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2620 West 102nd Street

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the front setback from 25' to 21' for a proposed, one-story, covered porch.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

OCT 24 2014
CITY OF CHICAGO

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
		X

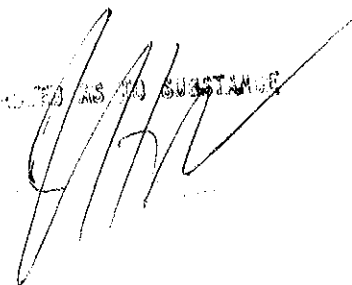
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 19, 2014, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 4, 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 setback from 25' to 21' for a proposed, one-story, covered porch; 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: 3607 N Damen LLC

CAL NO.: 338-14-S

APPEARANCE FOR: Warren Silver

MINUTES OF MEETING:
September 19, 2014

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3607 North Damen 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 second floor for a proposed four-story, three-unit building with three outdoor, at-grade parking spaces.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

OCT 24 2014

CITY OF CHICAGO

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

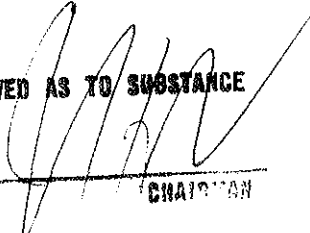
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 19, 2014, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 4, 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 a four-story three-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 for a proposed four-story, three-unit building with three outdoor, at-grade parking spaces provided the development is established consistent with the design, layout, materials and plans prepared by 360 Design Studio and dated August 27, 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: Magik St., LLC **CAL NO.:** 339-14-S
APPEARANCE FOR: Joseph Cacciatore **MINUTES OF MEETING:**
September 19, 2014
APPEARANCE AGAINST: None
PREMISES AFFECTED: 2150 South Canalport Avenue

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of an outdoor, rooftop patio on the 5th floor of an existing building.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

OCT 24 2014
CITY OF CHICAGO

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

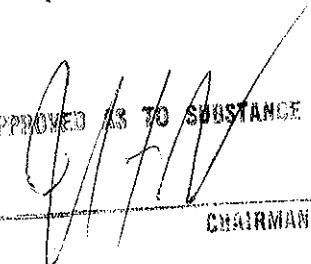
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 19, 2014, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 4, 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 an outdoor rooftop patio on the fifth floor of an existing 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 an outdoor, rooftop patio on the 5th floor of an existing building.

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: Kathryn M. Callery Trust

CAL NO.: 340-14-Z

APPEARANCE FOR: Rolando Acosta

MINUTES OF MEETING:
September 19, 2014

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1842-48 West Thomas 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 30.24' to 2'; to reduce the east side yard setback from 5' to 3.83'; to reduce the west side yard setback from 5' to 3.33'; and, to reduce the combined side yard setback from 14.41' to 7.16' for a proposed, three-story, single family residence with an attached, rear, two-car garage with a roof-top deck.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

OCT 24 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 September 19, 2014, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 4, 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 2'; to reduce the east side yard setback to 3.83'; to reduce the west side yard setback to 3.33'; and, to reduce the combined side yard setback to 7.16' for a proposed, three-story, single family residence with an attached, rear, two-car garage with a roof-top 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

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

APPLICANT: Mary Macis CAL NO.: 341-14-Z
APPEARANCE FOR: Same MINUTES OF MEETING: September 19, 2014
APPEARANCE AGAINST: None
PREMISES AFFECTED: 10532 South Homan Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the combined side yard setback from 13.4' to 10.16' for a proposed, two-story, single-family residence with a rear, detached, two -car garage.

ACTION OF BOARD- VARIATION GRANTED

THE VOTE

OCT 24 2014 CITY OF CHICAGO

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

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

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 19, 2014, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 4, 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 combined side yard setback to 10.16' for a proposed, two-story, single-family residence with a rear, detached, two -car garage; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

Signature of Jonathan Swain, Chairman

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

APPLICANT: City Lights Church

CAL NO.: 342-14-S

APPEARANCE FOR: Richard Baker

MINUTES OF MEETING:
September 19, 2014

APPEARANCE AGAINST: None

PREMISES AFFECTED: 6425 W. Grand Avenue/2316 N. Narragansett Avenue

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a 224-seat religious assembly facility.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

OCT 24 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 September 19, 2014, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 4, 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 224-seat religious assembly facility at the subject site; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development recommends approval of the proposed 224-seat religious assembly facility provided the development is established consistent with the design, layout and plans prepared by Daniel Weinbach and Partners and dated September 12, 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: Peerless Real Estate Investments, LLC,
Series 1847-49 N. Halsted Street

CAL NO.: 343-14-Z

APPEARANCE FOR: Thomas Moore

MINUTES OF MEETING:
September 19, 2014

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1847 North Halsted Street

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to increase the front yard setback from 5' to 6.35' and to reduce the rear yard open space from 612 square feet to 0 square feet for a proposed, four-story, eight-unit building with eight interior parking spaces accessed directly from a curb-cut along North Halsted Street, a pedestrian retail street.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

OCT 24 2014
CITY OF CHICAGO

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

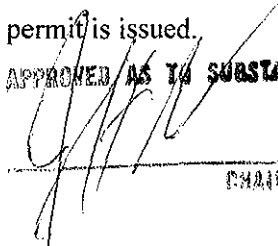
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 19, 2014, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 4, 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 increase the front yard setback from 5' to 6.35' and to reduce the rear yard open space to zero square feet for a proposed, four-story, eight-unit building with eight interior parking spaces accessed directly from a curb-cut along North Halsted Street, a pedestrian retail street; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Reliable Asphalt Corporation

CAL NO.: 344-14-S

APPEARANCE FOR: Amy Kurson

MINUTES OF MEETING:
September 19, 2014

APPEARANCE AGAINST: None

PREMISES AFFECTED: 4613 West Grand Avenue

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

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

OCT 24 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 September 19, 2014, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 4, 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 Class V recycling facility at the subject site; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s):The Department of Planning and Development recommends approval of the proposed Class V recycling facility provided the development is established consistent with the design, layout, materials and plans prepared by Mackie Consultants, LLC and dated September 16, 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: STRS L3 ACQ1, LLC

CAL NO.: 345-14-Z

APPEARANCE FOR:

MINUTES OF MEETING:
September 19, 2014

APPEARANCE AGAINST:

PREMISES AFFECTED: 3423-3425 North Southport Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the required, off-street parking by 100%, from 5 spaces to 0, for a non-residential use within 120' of a Chicago Transit Authority rail station (Southport - Brown Line) along a pedestrian retail street.

ACTION OF BOARD-
WITHDRAWN ON MOTION OF THE APPLICANT

THE VOTE

OCT 24 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: STRS L3 ACQ1, LLC

CAL NO.: 346-14-Z

APPEARANCE FOR:

MINUTES OF MEETING:

September 19, 2014

APPEARANCE AGAINST:

PREMISES AFFECTED: 3423-3425 N. Southport Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to eliminate their one 10' x 25' x 14' off-street loading space for a proposed two-story, 12,240 square foot retail building.

ACTION OF BOARD-
WITHDRAWN ON MOTION OF THE APPLICANT

THE VOTE

OCT 24 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

[Signature]
CHAIRMAN

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

APPLICANT: St. Edmunds Redevelopment Corporation **CAL NO.:** 347-14-Z

APPEARANCE FOR: Steve Friedland **MINUTES OF MEETING:**
September 19, 2014

APPEARANCE AGAINST: None

PREMISES AFFECTED: 6151 South Michigan Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the total combined side yard setback from 10' to 0' and to exceed the maximum height of 47' by no more than 10% to 51' for a proposed five-story, 34-unit, elderly housing facility with 12 on-site, surface parking spaces.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

OCT 24 2014
CITY OF CHICAGO

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

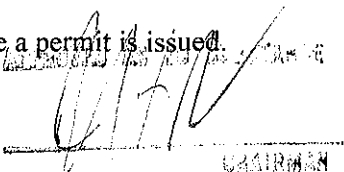
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 19, 2014, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 4, 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 they have appeared before requesting relief for this location in Cal. No. 203-11-Z. The request for the variation was approved. The applicant was unable proceed with the project at that time. The applicant now is requesting the same relief that was granted in the previous matter before the Board; the applicant shall be permitted to reduce the total combined side yard setback from 10' to 0' and to exceed the maximum height of 47' by no more than 10% to 51' for a proposed five-story, 34-unit, elderly housing facility with 12 on-site, surface parking spaces; the Board 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.



 JONATHAN SWAIN

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

APPLICANT: Mark Wyshaytzky

CAL NO.: 348-14-Z

APPEARANCE FOR: Tom Pikarski

MINUTES OF MEETING:
September 19, 2014

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2335 West Chicago 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 9.5' for a proposed, four-story, six-unit building with ground floor commercial space and six interior parking spaces.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

OCT 24 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:

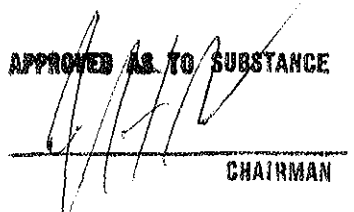
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 19, 2014, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 4, 2014; and

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 9.5' for a proposed, four-story, six-unit building with ground floor commercial space and six interior 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: Chicago Community Kollel, Inc.

CAL NO.: 349-14-S

APPEARANCE FOR: Nick Ftikas

MINUTES OF MEETING:
September 19, 2014

APPEARANCE AGAINST: None

PREMISES AFFECTED: 6506 North California Avenue

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval to construct a 1,873 square foot addition to an existing, 5,149 square foot community center; proposal also includes the creation of one additional on-site, surface parking space, bringing the new total to 13 on-site, surface parking spaces.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

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 September 19, 2014, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 4, 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 construct a 1,873 square foot addition to an existing, 5,149 square foot community center; proposal also includes the creation of one additional on-site, surface parking space, bringing the new total to 13 on-site, surface 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 expansion to an existing community center provided the development is established consistent with the design, layout, materials and plans prepared by Sarfatty Associates and dated March 17, 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: Chicago Community Kollal, Inc.
APPEARANCE FOR: Nick Ftikas
APPEARANCE AGAINST: None
PREMISES AFFECTED: 6506 North California Avenue

CAL NO.: 350-14-Z

MINUTES OF MEETING:
September 19, 2014

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the front yard setback from 5.7' to 0' and to reduce the north side yard setback from 5' to 3.08' for a proposed 1,873 square foot addition to an existing, 5,149 square foot community center; proposal also includes the creation of on additional on-site, surface parking space, bringing the new total to 13 on-site, surface parking spaces.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

OCT 20 2014
CITY OF CHICAGO

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

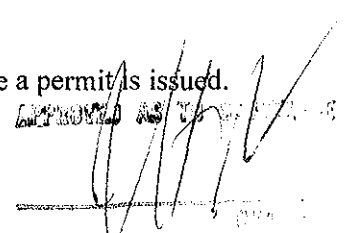
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 19, 2014, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 4, 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 to permit the expansion of a community center by constructing an addition in Cal. No. 349-14-S; the applicant shall now be permitted to reduce the front yard setback to 0' and to reduce the north side yard setback to 3.08' for a proposed 1,873 square foot addition to an existing, 5,149 square foot community center; proposal also includes the creation of on additional on-site, surface parking space, bringing the new total to 13 on-site, 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 granted 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 FORM AND CONTENT


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

APPLICANT:

Evolution Westtown LLC,
DBA Evolution Wine & Spirits

CAL NO.: 351-14-S

APPEARANCE FOR:

MINUTES OF MEETING:

September 19, 2014

APPEARANCE AGAINST:

PREMISES AFFECTED:

744 North Damen Avenue

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of beer, wine and spirits shop for the sale of liquor as a packaged good.

ACTION OF BOARD-

WITHDRAWN ON MOTION OF THE APPLICANT

THE VOTE

OCT 24 2014
CITY OF CHICAGO

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

[Handwritten Signature]
CHAIRMAN

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

APPLICANT: Elmzo Investments, LLC **CAL NO.:** 352-14-Z

APPEARANCE FOR: Nick Ftikas **MINUTES OF MEETING:**
September 19, 2014

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1510 West Bryn Mawr 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 7.17' and to exceed the existing floor area of 5,220.6 square feet by not more than 15%, to 5,964.2 square feet, for a proposed second floor, front deck and a three-story, rear addition to an existing three-story, three-unit building.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

OCT 24 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 September 19, 2014, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 4, 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 7.17' and to exceed the existing floor area of 5,220.6 square feet by not more than 15%, to 5,964.2 square feet, for a proposed second floor, front deck and a three-story, rear addition to an existing three-story, three-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: 954 N. Noble, LLC

CAL NO.: 353-14-S

APPEARANCE FOR:

MINUTES OF MEETING:
September 19, 2014

APPEARANCE AGAINST:

PREMISES AFFECTED: 954 North Noble Street

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 second floor of a proposed three-story, six-unit building with a rear, detached, six-car garage.

ACTION OF BOARD-
CASE CONTINUED TO OCTOBER 17, 2014

THE VOTE

OCT 24 2014
CITY OF CHICAGO

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

APPROVED BY THE SUBSTANCE
[Signature]
CHAIRMAN

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

APPLICANT: 954 N. Noble, LLC

CAL NO.: 354-14-Z

APPEARANCE FOR:

MINUTES OF MEETING:

September 19, 2014

APPEARANCE AGAINST:

PREMISES AFFECTED: 954 North Noble Street

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval of the establishment of to reduce the required minimum lot area from 6,000 square feet to 5,940 square feet for a proposed three-story, six-unit building with a rear, detached, six-car garage.

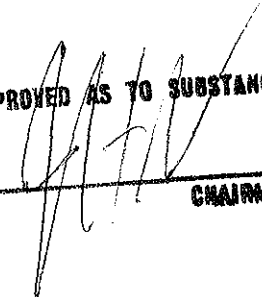
ACTION OF BOARD-
CASE CONTINUED TO OCTOBER 17, 2014

THE VOTE

OCT 24 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: Erie Acquisitions, LLC

CAL NO.: 355-14-S

APPEARANCE FOR:

MINUTES OF MEETING:
September 19, 2014

APPEARANCE AGAINST:

PREMISES AFFECTED: 61 West Erie Street

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 second floor for a proposed ten-story, eight-unit building with 16 indoor, at-grade parking spaces.

ACTION OF BOARD-
CASE CONTINUED TO NOVEMBER 21, 2014

THE VOTE

OCT 24 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: 2328 N Leavitt, LLC **CAL NO.:** 356-14-Z
APPEARANCE FOR: Nick Ftikas **MINUTES OF MEETING:**
APPEARANCE AGAINST: None September 19, 2014
PREMISES AFFECTED: 2328 North Leavitt Street

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the rear yard setback from 28' to 17.92' and to reduce the north side yard setback from 2.4' to 0' for a proposed three-story, single-family residence; and, to allow for the rear yard open space to be located on the roof of a proposed, rear, detached, two-car garage.

**ACTION OF BOARD-
 VARIATION GRANTED**

THE VOTE

OCT 24 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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THE RESOLUTION:

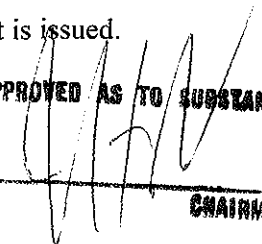
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 19, 2014, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 4, 2014; and

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 from 28' to 17.92' and to reduce the north side yard setback from 2.4' to 0' for a proposed three-story, single-family residence; and, to allow for the rear yard open space to be located on the roof of a proposed, rear, detached, two-car garage the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Skygroup Investments, Inc.

CAL NO.: 279-14-S

APPEARANCE FOR: Bernard Citron

DATE OF MEETING:
September 19, 2014

APPEARANCE AGAINST: None

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 an indoor sports and recreational skydiving facility with thirty (30) accessory, surface parking spaces.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

OCT 24 2014
CITY OF CHICAGO

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
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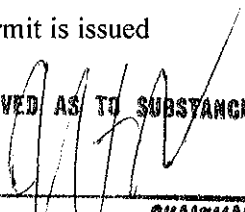
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 19, 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 an indoor sports and recreational skydiving facility with thirty (30) accessory, surface parking spaces at the subject site; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s):The Department of Planning and Development recommends approval of the proposed indoor sports and recreational skydiving facility with thirty (30) accessory, surface parking spaces provided the development is established consistent with the design, layout, materials and plans prepared by Kimley-Horn and Associates and dated September 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: La Canchita, LLC
APPEARANCE FOR: James Stola
APPEARANCE AGAINST: None
PREMISES AFFECTED: 7647 S. Kedzie Avenue

CAL NO.: 121-14-S

MINUTES OF MEETING:
April 25, 2014

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval to establish an indoor soccer facility.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

OCT 24 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		

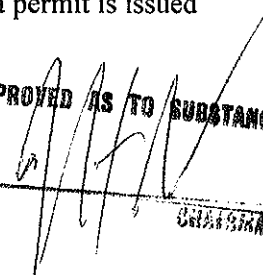
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 19, 2014, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on April 10, 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 an indoor soccer facility at the subject site; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development recommends approval of the proposed indoor soccer facility provided the development is established consistent with the design, layout, materials and plans prepared by Daniel Weinbach and Partners and dated September 16, 2014.

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

APPROVED AS TO SUBSTANCE

Catherine Budzinski

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

APPLICANT: Gary Mikhailov

CAL NO.: 129-14-S

APPEARANCE FOR: Mark Kupiec

MINUTES OF MEETING:
September 19, 2014

APPEARANCE AGAINST: None

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 establish 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-
APPLICATION APPROVED

THE VOTE

OCT 24 2014
CITY OF CHICAGO

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

AFFIRMATIVE	NEGATIVE	ABSENT
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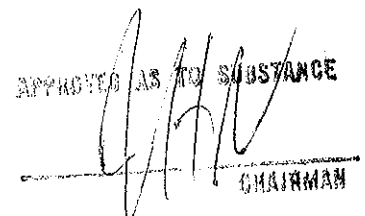
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 19, 2014, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on April 10, 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 business live/work space unit on the ground floor of an existing four-story building with three units above the ground floor ;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 business live/work unit provided the development is established consistent with the design, layout and plans prepared by Hanna Architects and dated April 25, 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: LeMoyne Acquisitions, LLC

CAL NO.: 135-14-Z

APPEARANCE FOR:

MINUTES OF MEETING:
April 25, 2014

APPEARANCE AGAINST:

PREMISES AFFECTED: 2117 W. LeMoyne 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 45.36' to 0'; to reduce the east side yard setback from 2' to 0'; and, to increase the height of an accessory structure from 15' to 24.5' for a proposed three-story single-family residence with an existing detached three car garage.

ACTION OF BOARD-
WITH DRAWN ON MOTION OF THE APPLICANT

THE VOTE

OCT 24 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
[Signature]
CHAIRMAN

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

APPLICANT: LeMoyne Acquisitions, LLC

CAL NO.: 136-14-Z

APPEARANCE FOR:

MINUTES OF MEETING:
April 25, 2014

APPEARANCE AGAINST:

PREMISES AFFECTED: 2119 W. LeMoyne 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 45.36' to 0'; to reduce the west side yard setback from 2.08' to 0'; to increase the height of the masonry wall in the west side yard setback from 6' to 8'; and, to increase the height of an accessory structure from 15' to 22' for an existing two-story single family residence with a detached three-car garage.

ACTION OF BOARD-
WITHDRAWN ON MOTION OF THE APPLICANT

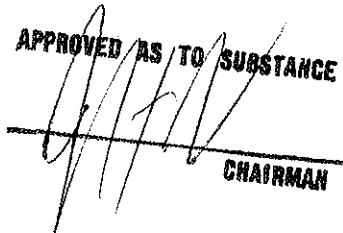
OCT 24 2014

CITY OF CHICAGO

THE VOTE

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: LeMoyne Acquisitions, LLC

CAL NO.: 136-14-Z

APPEARANCE FOR:

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April 25, 2014

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NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the rear yard setback from 45.36' to 0'; to reduce the west side yard setback from 2.08' to 0'; to increase the height of the masonry wall in the west side yard setback from 6' to 8'; and, to increase the height of an accessory structure from 15' to 22' for an existing two-story single family residence with a detached three-car garage.

ACTION OF BOARD-
WITHDRAWN ON MOTION OF THE APPLICANT

OCT 24 2014
CITY OF CHICAGO

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE
[Signature]
CHAIRMAN

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:

MINUTES OF MEETING:

May 16, 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 NOVEMBER 21, 2014

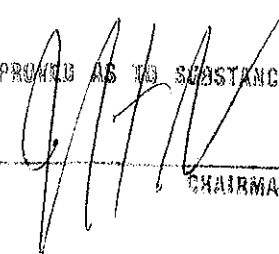
THE VOTE

OCT 24 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:

RS Fuels c/o Mohammad Yagoob

CAL NO.: 203-14-Z

APPEARANCE FOR:

MINUTES OF MEETING:

May 16, 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-

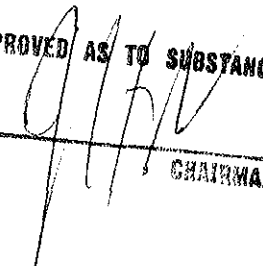
CASE CONTINUED TO NOVEMBER 21, 2014

THE VOTE

OCT 24 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: LG Construction + Development

CAL NO.: 231-14-S

APPEARANCE FOR: Meg George

MINUTES OF MEETING:
September 19, 2014

APPEARANCE AGAINST: None

PREMISES AFFECTED: 678 North Kingsbury 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 of an existing five-story building being converted to contain 39 residential units; a two-story addition will be added to the top of the existing building, a four-story and six-story addition will be connected to the south side and 62 parking spaces will be established on the first floor and in the basement, with 26 of the basement spaces accessed via an automated lift system.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

OCT 24 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		

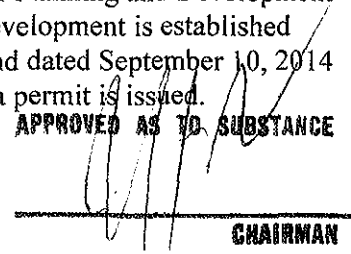
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 19, 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 five-story building being converted to contain 39 residential units; a two-story addition will be added to the top of the existing building, a four-story and six-story addition will be connected to the south side and 62 parking spaces will be established on the first floor and in the basement, with 26 of the basement spaces accessed via an automated lift system ;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 Antunovich Associates and dated September 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: LG Construction + Development

CAL NO.: 232-14-Z

APPEARANCE FOR: Meg George

MINUTES OF MEETING:
September 19, 2014

APPEARANCE AGAINST: None

PREMISES AFFECTED: 678 North Kingsbury 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 the proposed renovation of an existing five-story building being converted to contain 39 residential units; a two-story addition will be added to the top of the existing building, a four-story and six-story addition will be connected to the south side and 62 parking spaces will be established on the first floor and in the basement, with 26 of the basement spaces accessed via an automated lift system.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

OCT 24 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 September 19, 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; a special use was granted to this location in Cal. No. 231-14-S to permit the establishment of residential use below the second floor; the applicant shall now be permitted to reduce the rear yard setback from 30' to 0' for the proposed renovation of an existing five-story building being converted to contain 39 residential units; a two-story addition will be added to the top of the existing building, a four-story and six-story addition will be connected to the south side and 62 parking spaces will be established on the first floor and in the basement, with 26 of the basement spaces accessed via an automated lift system; 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: 4815 S. Western, LLC **CAL NO.:** 242-14-S

APPEARANCE FOR: Nick Ftikas **MINUTES OF MEETING:**
June 20, 2014

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2300 West 48th Place/ 4814-24 South Oakley Avenue

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a 28-space, non-accessory parking lot.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

OCT 24 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		

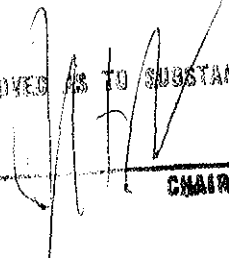
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 19, 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 28-space, non-accessory parking lot ;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 28-space, non-accessory parking lot provided the development is established consistent with the design, layout, materials and plans prepared by SAS Architects and Planners and dated July 1, 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: 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 OCTOBER 17, 2014

THE VOTE

OCT 24 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
121 North LaSalle Street
Chicago, Illinois 60602
TEL: (312) 744-3888



OCT 24 2014
CITY OF CHICAGO

4th Octave, Inc.
APPLICANT

286-14-S
CALENDAR NUMBER

5636 N. Milwaukee Avenue
PREMISES AFFECTED

September 19, 2014
HEARING DATE

William Banks
APPEARANCE FOR APPLICANT

Paul Bober & Debra Dombrowski
OBJECTORS

NATURE OF REQUEST

Application for a special use to establish a liquor store for the retail sale of packaged goods.

ACTION OF BOARD

THE VOTE

The application for the special use is approved.

	AFFIRMATIVE	NEGATIVE	ABSENT
Jonathan Swain, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Catherine Budzinski	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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 September 19, 2014, after due notice thereof as provided under Section 17-13-0107-B of the Chicago Zoning Ordinance ("Zoning Ordinance") and by publication in the *Chicago Sun-Times*; and

WHEREAS, Mr. William Banks, counsel for the Applicant, explained the underlying basis for the relief sought; that the Applicant requests a special use to establish a liquor store for the sale of packaged goods; that the subject property is located in a B3-1 Zoning District and, therefore, a special use is needed to allow for packaged liquor sales; and

WHEREAS, Mr. Pradeep Patel, the proprietor and owner of the Applicant, testified on behalf of the Applicant; that he has been in the liquor business for a number of years and currently owns six (6) stores in the City; that the proposed hours of operation of the Applicant on the subject property would be 11:00 AM – 12:00 AM; that the Applicant will have a 24-hour video surveillance recording system for the interior and exterior of

APPROVED AS TO SUBSTANCE

CHAIRMAN

the subject property; that this video surveillance recording system will be in place both during the Applicant's hours of operation and after hours; that everyone employed by the Applicant must undergo the Beverage Alcohol Sellers and Services Education Training ("BASSET") Certification; that if the Board approves the special use, and the Applicant opens a liquor store at the subject property, all employees working at said liquor store will undergo the BASSET Certification; that the Applicant will be very cooperative with any requests made by the neighborhood; that the Applicant is leasing the subject property and so there will be no construction other than the interior build-out of the existing building for the liquor store; that said build-out will cost approximately \$150,000; that there will be no modifications to the exterior of the existing building on the subject property; that the Applicant is estimating \$1 million in annual sales at the subject property; that this would provide about \$90,000 in sales tax revenue; and

WHEREAS, Mr. Mike Wolin testified on behalf of the Applicant; that his credentials as an expert in real estate appraisal were acknowledged by the Board; that he has physically inspected the subject property and its surrounding area; that his findings are contained in his report on the subject property; his report was submitted and accepted by the Board; that his report fully addresses all of the criteria identified in this Zoning Ordinance which must be addressed in support of such an application; that he then orally testified that the proposed special use: (1) complies with all applicable standards of this Zoning Ordinance; (2) is in the interest of the public convenience as it will occupy a building that has been vacant for an extended period of time and will have no adverse impact on the surrounding neighborhood as the subject property fronts and may be accessed only from Milwaukee Avenue, which is mainly commercial use at this location; (3) is compatible with the character of the surrounding area in terms of site planning and building scale and project design as the special use will be located within an existing building; (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, as this portion of Milwaukee Avenue has been an established business area since 1969 and has a diverse range of businesses; (5) and will promote pedestrian safety and comfort as the special use will be located within an existing building; and

WHEREAS, Mr. Paul Bober testified in opposition to the application; that he owns the property across the street from the subject property; that he and his fellow objectors represented a committee of nearby residents that presented to the Board forty-three (43) petitions against the proposed special use; that eighty percent (80%) of these forty-three (43) petitioners lived within 250 feet of the subject property; that the subject property is part of a small triangle of property bounded by Milwaukee Avenue, Bryn Mawr Avenue, and Marmora Avenue; that besides the proposed special use, there is also a proposed bar (The Prohibition Club) on this small triangle; that he and his fellow objectors are concerned with having too many liquor stores in the area; that the proposed special use will have a significant adverse impact on the welfare of the immediate community; that the immediate community is a working community and not a high-end, gentrified community; that a high-end liquor store in the community will result in lots of outsiders traveling into the community; that there are many children that live on the block; that the

proposed special use will have a negative impact on property values; that the proposed special use will have a negative impact on residential parking; and

WHEREAS, Mr. Banks objected to Mr. Bober's testimony; that Mr. Bober's testimony is based on conjecture; that as the Applicant's liquor store has not opened, Mr. Bober cannot testify as to what will happen; and

WHEREAS, the Chairman noted Mr. Banks objection for the record but allowed Mr. Bober to continue as Mr. Bober was representing himself as a neighbor; and

WHEREAS, Mr. Bober further testified that the leasing company that owns the subject property also owns other vacant storefronts adjacent to the subject property; that the vacant storefronts have large office spaces; that the parking lot for all of these storefronts – including the Applicant's leased building – only accommodates approximately twenty (20) cars; that of these twenty (20) parking spaces, four (4) are handicapped parking spaces; that the majority of these remaining spaces are in use by the property owner; that while the parking situation is not bad now, when the leasing company leases out the other, currently vacant storefronts, parking will worsen in the area; that due to the proposed Milwaukee Avenue "road diet," more parking spaces will be eaten up on Milwaukee; that he and his fellow objectors are concerned about how this "road diet" will affect traffic on North Marmora; that there are too many liquor stores in the immediate area; that he and his fellow objectors have compiled a complete list of all the liquor stores and taverns from Central Avenue to Elston; that there are about twenty-five (25) of these liquor stores and taverns, and he is aware of four (4) more addresses applying for liquor licenses; that the convenience store half a block away from the subject property already sells liquor or will sell liquor when it receives its new permit; that The Prohibition Club will soon be petitioning to open; that the immediate area has low crime as opposed to other areas of the City; that he and his fellow objectors are concerned regarding Mr. Patel's Rogers Park area store; that he and his fellow objectors are aware of comments made regarding Mr. Patel's Rogers Park store on the Rogers Park blog called "EveryBlock;" that he and his fellow objectors have heard nothing from Mr. Patel and would like to know his plans; and

WHEREAS, Ms. Debra Dombrowski, of 5607 N. Mason Avenue, testified in opposition to the application; that she received an email from Alderman Arena yesterday stating that the Applicant will operate during legal permissible hours of operation for a grocery store selling liquor as an accessory use; that said hours are from Monday-Friday, 7:00 AM – 11:00 PM; that the hours of operation Mr. Patel testified to are not hours the Alderman has put out that Mr. Patel will be able to offer; that she is concerned that the liquor store will be open at 7:00 AM just as children are going to school; that it is not good for children to be going into a liquor store; that there are enough liquor stores in the immediate area; that the area is saturated with liquor stores and does not need any more; that while she is aware it will be a high-end liquor store, she does not want people traveling in and out of the neighborhood to buy liquor; that she and her fellow objectors would like the neighborhood to stay local; and

WHEREAS, Mr. Bober further testified that he and his fellow objectors have a proposed plan of operations for liquor licenses which is much more encompassing in the event that he and his fellow objectors would need to go to the liquor commission; and

WHEREAS, Alderman John Arena of the 45th Ward testified in support of the application; that the plan of operations to which the objectors referred was the Alderman's own baseline plan of operations for those wishing to open and operate liquor stores in his ward; that this plan of operations ensures liquor stores are run in such a way that is conducive to being a good neighbor in regards to loitering, littering, and self-policing; that the plan of operations also discusses adequate security locks and restrictions on single-serve alcohol sales; that from the onset Mr. Patel agreed to abide by this plan of operations; that the Applicant's proposed hours of operation on the subject property are from Monday – Saturday, 11:00 AM – 12:00 AM and Sunday, 11:00 AM – 9:00 PM; that the proposed special use will front Milwaukee Avenue in its entirety; that this part of Milwaukee Avenue is a commercial district; that Milwaukee Avenue is a thoroughway and has many people coming and going; that City Department of Transportation studies have shown that despite 20,000 cars a day on Milwaukee Avenue, even at rush hour only eighty-five (85%) of street parking is used; that there is no parking problem regarding the proposed special use; that the proposed special use provides economic development for the area as the subject property has been vacant for many, many years; that he has not heard of The Prohibition Club – which is currently closed – attempting to re-open and does not know about any liquor application for it; that Mr. Patel is an experienced operator of liquor stores and has managed liquor licenses with no issues; that in February of this year, the Alderman provided notice to every property owner within 500 feet of the subject property of a community meeting; that despite promotion on social media and email, besides Mr. Patel, only five (5) other people attended the community meeting; that no one at the meeting had significant opposition to the proposed special use; that he first learned of the objectors a few months ago; that he has offered to sit down and hear their concerns but has heard no feedback; that he believes Mr. Patel is willing to work with the liquor commission to establish a plan of operations to be a good neighbor in the 45th Ward; and

WHEREAS, Mr. Banks made his closing statement; that he reminded the Board that this Zoning Ordinance did not require additional parking for the proposed special use; that there is also no provision in this Zoning Ordinance that states there cannot be more than a certain number of packaged liquor stores in any given area; that taverns differ from packaged liquor stores, just as taverns differ from restaurants; that Mr. Patel has a wonderful track record; and

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

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

1. The proposed special use complies with all applicable standards of this Zoning Ordinance;
2. The proposed special use is in the interest of the public convenience as it will repurpose a vacant storefront and will have no adverse impact on the surrounding neighborhood as the subject property fronts and may be accessed only from Milwaukee Avenue, which is mainly commercial use at this location. The Board finds Mr. Wolin's expert testimony on this to be particularly credible. Although Mr. Bober and Ms. Dombrowski both testified at great lengths that the proposed special use would adversely impact the neighborhood, the Board finds their testimony not credible as it was purely speculative. Moreover, in discussing how many liquor stores existed in the immediate area, both Mr. Bober and Ms. Dombrowski repeatedly conflated taverns with liquor stores – despite the fact the two are separate uses.
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 this portion of Milwaukee Avenue is an established business area with a diverse range of businesses. In regards to the incompatibility of the surrounding area in terms of hours, the Board finds Ms. Dombrowski's testimony regarding what Alderman Arena wrote in an email to be hearsay and thus inadmissible as evidence. Both Mr. Patel and Alderman Arena testified that the liquor store would operate from 11:00 AM – 12:00 AM, Monday – Saturday and Sunday, 11:00 AM – 9:00 PM. These hours are perfectly compatible with the established business area that is this portion of Milwaukee Avenue.
5. The proposed special use is designed to promote pedestrian safety and comfort as the proposed 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.

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