

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

**APPLICANT:** Lakeside Bank **CAL NO.:** 38-14-S  
**APPEARANCE FOR:** Paul Kolpak **MINUTES OF MEETING:**  
February 21, 2014  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 1340-56 S. Michigan Avenue

**NATURE OF REQUEST:** Application for a special use under Chapter 17 of the Zoning Ordinance for the approval to establish four drive-through lanes for a proposed bank.

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

**THE VOTE**

MAY 08 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 February 21, 2014 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on February 6, 2014; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish four drive-through lanes that will serve the proposed bank; 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 site; 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 bank with four drive-through lanes provided the development is established consistent with the design, layout, materials and plans prepared by Pappageorge Haymes Partners and dated February 14, 2014 (site plan) and dated February 18, 2014 (landscape plan).

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

APPROVED AS TO SUBSTANCE  
*[Signature]*  
CITY CLERK

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

**APPLICANT:** Kyle Davison/ DBA Completion Plus, LLC **CAL NO.:** 39-14-S

**APPEARANCE FOR:** Same **MINUTES OF MEETING:**

February 21, 2014

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 553 E. 75th Street

**NATURE OF REQUEST:** Application for a special use under Chapter 17 of the Zoning Ordinance for the approval to establish a beauty and barber shop.

**ACTION OF BOARD-**  
APPLICATION APPROVED

**THE VOTE**

MAY 08 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:**

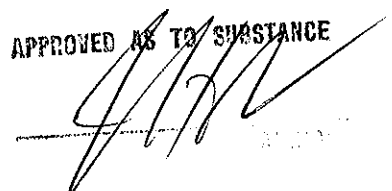
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 21, 2014 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on February 6, 2014; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a beauty and barber shop at this location; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject site; 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 Housing and Economic Development recommends approval of the proposed

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:** Cornerstone Recovering Community

**CAL NO.:** 40-14-S

**APPEARANCE FOR:** Thomas Moore

**MINUTES OF MEETING:**

February 21, 2014

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 139 W. 112th Street

**NATURE OF REQUEST:** Application for a special use under Chapter 17 of the Zoning Ordinance for the approval to establish a 7 bed transitional residence.

**ACTION OF BOARD-**  
APPLICATION APPROVED

**THE VOTE**

MAY 08 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 February 21, 2014 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on February 6, 2014; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a 7 bed transitional residence; 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 site; 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 7-bed transitional residence.

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

APPROVED AS TO SUBSTANCE  
*[Signature]*

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

**APPLICANT:** Third Heaven Missionary Baptist Church **CAL NO.:** 41-14-S

**APPEARANCE FOR:** Avni Shah **MINUTES OF MEETING:**

February 21, , 2014

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 12-26 W. 103rd Street

**NATURE OF REQUEST:** Application for a special use under Chapter 17 of the Zoning Ordinance for the approval to establish a 189 seat religious assembly facility.

**ACTION OF BOARD-**  
APPLICATION APPROVED

**THE VOTE**

MAY 08 2014  
CITY OF CHICAGO

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
		X

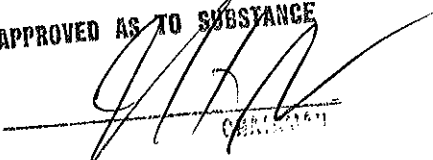
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 21, 2014 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on February 6, 2014; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a 189 seat religious assembly facility; 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 site; 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 189-seat religious assembly facility provided the development is established consistent with the design, layout, materials and plans prepared by Red Architects and dated February 5, 2014.

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:** LeDell C. Williams **CAL NO.:** 42-14-S  
**APPEARANCE FOR:** Same **MINUTES OF MEETING:**  
February 21, 2014  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 1145 W. 63rd Street

**NATURE OF REQUEST:** Application for a special use under Chapter 17 of the Zoning Ordinance for the approval to establish a beauty and barber shop.

**ACTION OF BOARD-**  
APPLICATION APPROVED

**THE VOTE**

MAY 08 2014  
CITY OF CHICAGO

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
		X

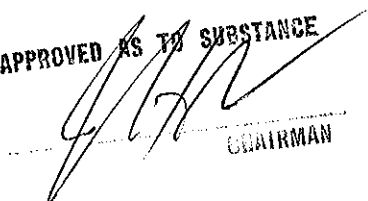
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 21, 2014 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on February 6, 2014; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a beauty and barber shop at this location; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject site; 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 and barber shop.

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

APPROVED AS TO SUBSTANCE  
  
 CHAIRMAN

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

**APPLICANT:** DDMB2, LLC DBA Emporium Logan Square **CAL NO.:** 43-14-S

**APPEARANCE FOR:** Thomas Murphy **MINUTES OF MEETING:**  
February 21, 2014

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 2363 N. Milwaukee Avenue

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

**ACTION OF BOARD-**  
APPLICATION APPROVED

**THE VOTE**

MAY 08 2014  
CITY OF CHICAGO

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


AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
		X

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 21, 2014 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on February 6, 2014; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish an amusement arcade that shall be accessory to a tavern; 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 site; 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 Housing and Economic Development recommends approval of the proposed amusement arcade as an accessory use to a tavern provided the development is established consistent with the design, layout and plans prepared by Jonathan Splitt Architects and dated November 5, 2013

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

APPROVED BY THE SUPERVISOR  


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

**APPLICANT:** Ahmad Zahdan

**CAL NO.:** 44-14-S

**APPEARANCE FOR:**

**MINUTES OF MEETING:**

February 21, , 2014

**APPEARANCE AGAINST:**

**PREMISES AFFECTED:** 3037 W. 63rd Street

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


**ACTION OF BOARD-**  
CASE CONTINUED TO MARCH 21, 2014

**THE VOTE**

MAY 08 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:** Victor's Barber and Beauty Salon, LLC **CAL NO.:** 45-14-S

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

February 21, 2014

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 3121 W. 63rd Street

**NATURE OF REQUEST:** Application for a special use under Chapter 17 of the Zoning Ordinance for the approval to establish a beauty and barber shop.

**ACTION OF BOARD-**  
APPLICATION APPROVED

**THE VOTE**

MAY 08 2014

CITY OF CHICAGO

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
		X

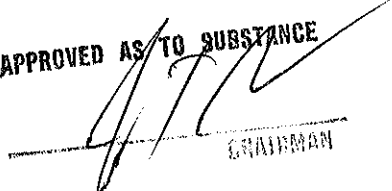
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 21, 2014 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on February 6, 2014; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a beauty and barber shop; 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 site; 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 Housing and Economic Development recommends approval of the proposed beauty and barber shop.

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

APPROVED AS TO SUBSTANCE  
  
CHAIRMAN



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

**APPLICANT:** GLP & CNT, LLC

**CAL NO.:** 46-14-S

**APPEARANCE FOR:** Thomas Moore

**MINUTES OF MEETING:**  
February 21, 2014

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 1812 W. Ellen Street

**NATURE OF REQUEST:** Application for a special use to establish a residential use below the second floor for a proposed three-story single family residence with a third floor deck and an attached two-car garage with a rooftop deck.

**ACTION OF BOARD-**  
APPLICATION APPROVED

**THE VOTE**

MAY 08 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 February 21, 2014 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on February 6, 2014; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a residential use below the second floor for a proposed three-story single family residence with a third floor deck and an attached two-car garage with a rooftop deck; 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 site; 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 Housing and Economic Development recommends approval of the proposed three-story single family residence with a third floor deck and an attached two-car garage with a rooftop deck provided the development is established consistent with the design, layout, materials and plans prepared by Hanna Architects and dated February 21, 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:** GLP & CNT, LLC **CAL NO.:** 47-14-Z  
**APPEARANCE FOR:** Thomas Moore **MINUTES OF MEETING:**  
February 21, 2014  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 1812 W. Ellen Street

**NATURE OF REQUEST:** Application for a variation to reduce the rear yard setback from 30' to 1.35' for a proposed three-story single family residence with a third floor deck and a two-car attached garage with a rooftop deck.

**ACTION OF BOARD-  
VARIATION GRANTED**

**THE VOTE**

MAY 08 2014  
CITY OF CHICAGO

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
		X

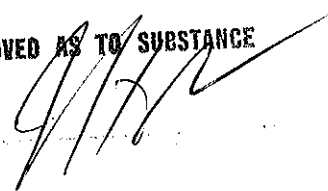
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 21, 2014, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on February 6, 2014 and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; a special use was granted to the applicant in Cal. No. 46-14-S, to establish residential use below the second floor; the applicant shall now be permitted to reduce the rear yard setback to 1.35' for a proposed three-story single family residence with a third floor deck and a two-car attached garage with a rooftop deck; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

**APPROVED AS TO SUBSTANCE**  


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

**APPLICANT:** 5352 N. Broadway, LLC

**CAL NO.:** 48-14-S

**APPEARANCE FOR:** Sara Barnes

**MINUTES OF MEETING:**

February 21 , 2014

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 5352 N. Broadway

**NATURE OF REQUEST:** Application for a special use under Chapter 17 of the Zoning Ordinance for the approval to establish an outdoor rooftop patio on top of the first floor of an existing building which will serve as an accessory use to the proposed restaurant to be located on the first floor of said building.

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

**THE VOTE**

MAY 08 2014

CITY OF CHICAGO

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
		X

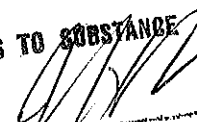
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 21, 2014 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on February 6, 2014; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish an outdoor rooftop patio on top of the first floor of an existing building which will serve as an accessory use to the proposed restaurant to be located on the first floor of said 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 site; 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 Housing and Economic Development recommends approval of the proposed outdoor rooftop patio on top of the first floor of an existing building which will serve as an accessory use to the proposed restaurant to be located on the first floor of said building provided the development is established consistent with the design, layout, materials and plans prepared by Jef and Associates and dated May 8, 2013.

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:** 5352 N. Broadway, LLC

**CAL NO.:** 49-14-Z

**APPEARANCE FOR:** Sara Barnes

**MINUTES OF MEETING:**  
February 21, 2014

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 5352 N. Broadway

**NATURE OF REQUEST:** Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the rear setback for floors containing a dwelling unit from 30' to 16.11' for a proposed one-story one unit addition, with a rear deck and enclosed stairway, to an existing one-story building with a proposed restaurant and an attached two-car garage.

**ACTION OF BOARD-  
VARIATION GRANTED**

**THE VOTE**

MAY 08 2014  
CITY OF CHICAGO

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
		X

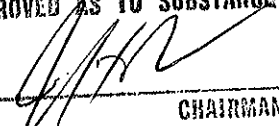
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 21, 2014, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on February 6, 2014 and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; a special use was granted to the applicant for this property in Cal. No. 48-14-S, to establish an outdoor rooftop patio; the applicant shall now be permitted to reduce the rear setback for floors containing a dwelling unit from 30' to 16.11' for a proposed one-story one unit addition, with a rear deck and enclosed stairway, to an existing one-story building with a proposed restaurant and an attached 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:** 2014 N Wolcott, LLC

**CAL NO.:** 50-14-Z

**APPEARANCE FOR:** Jessica Schramm

**MINUTES OF MEETING:**

February 21, 2014

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 2014 N. Wolcott 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 9.58'; to reduce the north side yard setback from 2' to 0.71'; to reduce the total combined side yard setback from 4.8' to 3.5' and, to exceed the allowed floor area of 3,441 square feet by not more than 15% (516.15 square feet) for proposed third-floor renovations and expansions to an existing five unit building being converted to a three unit building.

**ACTION OF BOARD-  
VARIATION GRANTED**

**THE VOTE**

MAY 08 2014  
CITY OF CHICAGO

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
		X

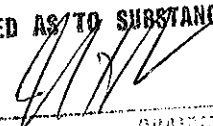
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 21, 2014, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on February 6, 2014 and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the front yard setback to 9.58'; to reduce the north side yard setback to 0.71'; to reduce the total combined side yard setback to 3.5' and, to exceed the allowed floor area of 3,441 square feet by not more than 15% (516.15 square feet) for proposed third-floor renovations and expansions to an existing five unit building being converted to a 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  
  
JONATHAN SWAIN

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

**APPLICANT:** Brian Mack **CAL NO.:** 51-14-Z  
**APPEARANCE FOR:** John Pikarski **MINUTES OF MEETING:**  
February 21, 2014  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 4437 N. Hermitage 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 25.35' to 24'; to reduce the north side yard setback from 6' to 4'; and, to reduce the total combined side yard setback from 10' to 8' for a proposed two-story single family residence with a detached three-car garage.\*

**ACTION OF BOARD-  
 VARIATION GRANTED**

**THE VOTE**

MAY 08 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:**

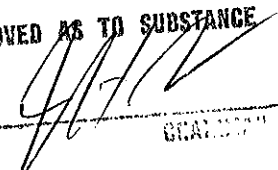
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 21, 2014, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on February 6, 2014 and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the front yard setback to 24'; to reduce the north side yard setback to 4'; and, to reduce the total combined side yard setback to 8' for a proposed two-story single family residence with a detached three-car garage; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

\* Amended at Hearing

APPROVED AS TO SUBSTANCE  
  
 CHICAGO

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

**APPLICANT:** Craig Knapp **CAL NO.:** 52-14-Z  
**APPEARANCE FOR:** Same **MINUTES OF MEETING:**  
 February 21, 2014  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 1725 N. Hudson Avenue

**NATURE OF REQUEST:** Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the front yard setback from 20' to 0' and to reduce the total combined side yard setback from 10' to 0' for a proposed second floor addition above a proposed attached two-car garage to a two-story, three unit building being converted to a two-unit building.

**ACTION OF BOARD-  
 VARIATION GRANTED**

**THE VOTE**

MAY 08 2014  
 CITY OF CHICAGO

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
		X

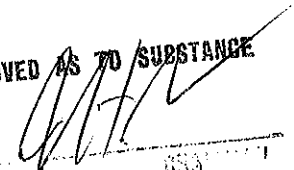
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 21, 2014 after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on February 6, 2014 and

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

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

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

APPROVED AS TO SUBSTANCE  
  
 653

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

**APPLICANT:** Ellen Rosenfeld

**CAL NO.:** 53-14-Z

**APPEARANCE FOR:**

**MINUTES OF MEETING:**  
February 21, 2014

**APPEARANCE AGAINST:**

**PREMISES AFFECTED:** 1923 W. Erie Street

**NATURE OF REQUEST:** Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the west side yard setback from 2' to 0.83' and to reduce the total combined side yard setback from 4.8' to 3.5' for a proposed first floor rear addition with an open rooftop deck and both an enclosed and open back porch to an existing single family residence.

**ACTION OF BOARD-**  
CASE CONTINUED TO MARCH 21, 2014

**THE VOTE**

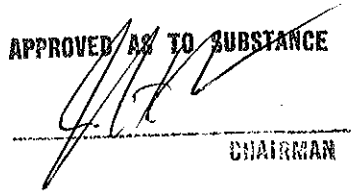
MAY 08 2014

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:** Camille King **CAL NO.:** 54-14-Z  
**APPEARANCE FOR:** Adrian Zeno **MINUTES OF MEETING:**  
February 21, 2014  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 4030 S. Dr. martin Luther King Jr. Drive

**NATURE OF REQUEST:** Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the rear yard setback from 45' to 32.33' and to reduce the south side yard setback from 7' to 3' for a proposed one-story addition that will connect an existing three-story single family residence to an existing coach house.

**ACTION OF BOARD-  
 VARIATION GRANTED**

**THE VOTE**

MAY 08 2014  
 CITY OF CHICAGO

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
		X

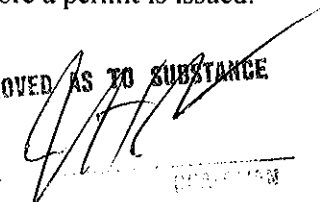
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 21, 2014, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on February 6, 2014 and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the rear yard setback to 32.33' and to reduce the south side yard setback to 3' for a proposed one-story addition that will connect an existing three-story single family residence to an existing coach house; 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:** John P. Brazzale **CAL NO.:** 55-14-Z  
**APPEARANCE FOR:** Sara Barnes **MINUTES OF MEETING:**  
February 21, 2014  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 3034 N. Southport Avenue

**NATURE OF REQUEST:** Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the north side yard setback from 2' to 1'; to reduce the total combined side yard setback from 5' to 4.67'; to reduce the rear yard open space from 450 square feet to 95.37 square feet; to exceed the allowed floor area of 4,071 square feet by not more than 15% (589 square feet); and, to exceed the allowed height of 34.33' by not more than 10% (2.33') for a proposed second floor rear open deck and a two dormer, fourth floor addition to a three-story, two unit building with a detached two-car garage.

**ACTION OF BOARD-  
VARIATION GRANTED**

**THE VOTE**

MAY 08 2014  
CITY OF CHICAGO

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
		X

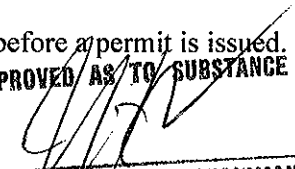
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 21, 2014, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on February 6, 2014 and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the north side yard setback to 1'; to reduce the total combined side yard setback to 4.67'; to reduce the rear yard open space from 450 square feet to 95.37 square feet; to exceed the allowed floor area of 4,071 square feet by not more than 15% (589 square feet); and, to exceed the allowed height of 34.33' by not more than 10% (2.33') for a proposed second floor rear open deck and a two dormer, fourth floor addition to a three-story, two unit building with a 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:** Christopher Amatore **CAL NO.:** 56-14-Z  
**APPEARANCE FOR:** John Pikarski **MINUTES OF MEETING:**  
 February 21, 2014  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 7831-33 S. Colfax Avenue

**NATURE OF REQUEST:** Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to eliminate the two-space off-street parking requirement for the proposed addition of two units to a six unit building that has been in lawful existence for more than 50 years.

**ACTION OF BOARD-  
 VARIATION GRANTED**

**THE VOTE**

MAY 08 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 February 21, 2014, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on February 6, 2014 and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to eliminate the two-space off-street parking requirement for the proposed addition of two units to a six unit building that has been in lawful existence for more than 50 years; 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:** Carolyn Feliciano **CAL NO.:** 57-14-Z  
**APPEARANCE FOR:** John Pikarski **MINUTES OF MEETING:**  
 February 21, 2014  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 1952 N. Dayton Street

**NATURE OF REQUEST:** Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the front yard setback from 11.51' to 10.33'; to reduce the north side yard setback from 2' to 1'; and, to reduce the total combined side yard setback from 4.8' to 3' for a proposed three-story single family residence with a front third floor deck and a rear second floor deck and a detached two-car garage with a rooftop deck.

**ACTION OF BOARD-  
 VARIATION GRANTED**

**THE VOTE**

MAY 08 2014  
 CITY OF CHICAGO

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
		X

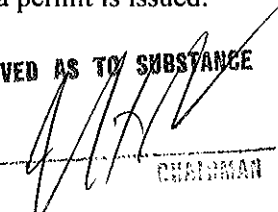
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 21, 2014, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on February 6, 2014 and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the front yard setback to 10.33'; to reduce the north side yard setback to 1'; and, to reduce the total combined side yard setback to 3' for a proposed three-story single family residence with a front third floor deck and a rear second floor deck and a detached two-car garage with a rooftop deck; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

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

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

**APPLICANT:**

Irina Druk

**CAL NO.:** 58-14-Z

**APPEARANCE FOR:**

**MINUTES OF MEETING:**

February 21, 2014

**APPEARANCE AGAINST:**

**PREMISES AFFECTED:**

1628 N. St. Louis Avenue

**NATURE OF REQUEST:** Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the north side yard setback from 2' to 0' and to reduce the total combined side yard setback from 5' to 2.06' in order to divide an existing 50' x 177' lot into two 25' x 177' lots and keeping the existing two-story single family residence on the 1628 North St. Louis Avenue lot.

**ACTION OF BOARD-**

CASE CONTINUED TO APRIL 25, 2014

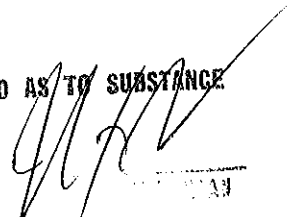
**THE VOTE**

MAY 08 2014  
CITY OF CHICAGO

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE



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

**APPLICANT:** Thomas Scott **CAL NO.:** 59-14-Z  
**APPEARANCE FOR:** James Banks **MINUTES OF MEETING:**  
February 21, 2014  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 3639 N. Bosworth Avenue

**NATURE OF REQUEST:** Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the rear yard setback from 34.62' to 25.33' and to reduce the north side yard setback from 3' to 2.5' for the proposed renovations to an existing three-story single family residence and the construction of a one-story connection to a proposed attached two-car garage with a roof deck and patio.

**ACTION OF BOARD-  
VARIATION GRANTED**

**THE VOTE**

MAY 08 2014  
CITY OF CHICAGO

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
		X

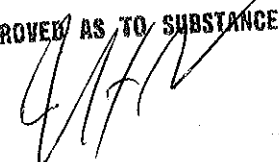
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 21, 2014, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on February 6, 2014 and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the rear yard setback to 25.33' and to reduce the north side yard setback to 2.5' for the proposed renovations to an existing three-story single family residence and the construction of a one-story connection to a proposed attached two-car garage with a roof deck and patio; 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  
121 North LaSalle Street  
Chicago, Illinois 60602  
TEL: (312) 744-3888



MAY 08 2014  
CITY OF CHICAGO

**Sun Cash of WI, LLC**  
APPLICANT

**60-14-A**  
CALENDAR NUMBER

**5800 West North Avenue**  
PREMISES AFFECTED

**February 21, 2014**  
MINUTES OF MEETING

**Scott Borstein**  
APPEARANCE FOR APPLICANT

**Steven Valenziano**  
APPEARANCE FOR ZONING ADMINISTRATOR

**NATURE OF REQUEST**

An appeal of the Zoning Administrator's determination that the applicant is not a legal non-conforming business and must obtain a Special use permit in order to revise its business license pursuant to MCC Section 17-17-0104-N(1).

**ACTION OF BOARD**

**THE VOTE**

The decision of the Zoning Administrator is upheld.

	UPHELD	REVERSED	ABSENT
Jonathan Swain, Chair	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sam Toia	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**THE RESOLUTION OF THE BOARD**

WHEREAS, public hearings were held on this application by the Zoning Board of Appeals ("Board") at its regular meeting held on February 21, 2014, after due notice thereof as provided under MCC Section 17-13-0107-B and by publication in the *Chicago Sun-Times*; and

WHEREAS, the Zoning Administrator determined that the Applicant is not a legal non-conforming business and must obtain a Special use permit in order to revise its business license pursuant to MCC Section 17-17-0104-N(1); and

WHEREAS, Mr. Scott Borstein, counsel for the Applicant, summarized the facts of the history of the affected property and explained the underlying basis for the relief sought; that the Applicant has been operating at the existing location since 2000; that on

APPROVED AS TO SUBSTANCE

CHAIRMAN

January, 17, 2013, the Zoning Ordinance had changed the definition of a “payday lender;” that this change in definition now requires that the Applicant have a special use to operate; that the Applicant believes its operation constitutes a legal non-conforming use; and

WHEREAS, in response to questions by the Board, Mr. Borstein further explained that prior to 2013, a “payday lender” only referred to those lenders that accepted a check or a postdated check as collateral; that since January 17, 2013, the definition for a “payday lender” has become much broader and now included the Applicant’s lending practices; that he then quoted MCC 17-17-0104-N(1); and

WHEREAS, in response to further questions by the Board, Mr. Bornstein conceded that the Applicant could have sought a special use; that the Applicant had consulted its Alderman about the case; that the Alderman had recommended the Applicant pursue an appeal instead of applying for a special use; and

WHEREAS, Mr. Steven Valenziano, staff member of the Department of Planning and Development (“Department”), testified on behalf of the Zoning Administrator; that the Applicant began its operation in 2000; that under the Zoning Ordinance then in effect, the City required a special use permit for the Applicant’s business; the Applicant never obtained a special use; that nevertheless the City erroneously issued the Applicant a business license; that in 2006, the Applicant changed the type of collateral required for its loans so that the Applicant no longer met the definition of a “payday lender” under the Zoning Ordinance; that from 2000 until 2006, the Applicant did not operate in accordance with the requirements of the Zoning Ordinance; that from 2006 until 2013, the Applicant changed its manner of operating and therefore was in compliance with the Zoning Ordinance; that when the definition of “payday lender” was amended in 2013, the Applicant again was out of compliance with the Zoning Ordinance; and

WHEREAS, in response to questions by the Board, Mr. Borstein acknowledged that the City should have required that the Applicant apply for a special use in 2000; that the City did not and therefore the Applicant believed it was operating in compliance with the Zoning Ordinance; that the Applicant has been able to renew its license ever year until today; that the Applicant does not believe that anything prior to 2006 is applicable because in 2006, the Applicant could have established its business and not required a special use; and

WHEREAS, Mr. Paul Vorel, representative of the Applicant, testified that from 2006 until the present, the Applicant has not taken a postdated check as collateral; that the Applicant only takes bank account drafts and/or wage assignment as collateral; that the Applicant then presented the Board with copies of all loans made since 2006 by the Applicant; and

WHEREAS, Sections 17-13-1207 and 17-13-1208 of the Chicago Zoning Ordinance grant the Board of Appeals authority to hear and decide appeals when it is alleged there is



an error in any order, requirement, decision or determination by the Zoning Administrator in the administration or enforcement of this Zoning Ordinance; now, therefore,

THE ZONING BOARD OF APPEALS having fully heard the testimony and arguments of the parties and as the decision of the Zoning Board of Appeals to sustain an appeal must be based solely on the approval criteria enumerated in Section 17-13-1208 of the Chicago Zoning Ordinance, and the Board being fully advised, hereby makes the following findings with reference to the Applicant's appeal:

1. The Board finds that the Applicant established its business in 2000 and at that time, the Applicant needed a special use to lawfully operate its business;
2. The Board finds that as the Applicant never obtained a special use, the Applicant never legally established its business and therefore its business is not a legal non-conforming business;
3. The Board finds that the Applicant did not meet its burden of persuasion that the Zoning Administrator erred as required by Section 17-12-1208.

RESOLVED, the Board hereby affirms the Zoning Administrator's decision, and the Applicant's appeal is denied.

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

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

**APPLICANT:** Henry's Sober Living House, Inc. **CAL NO.:** 61-14-S  
**APPEARANCE FOR:** Nick Ftikas **MINUTES OF MEETING:**  
 February 21, 2014  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 8128 S. Ellis Avenue

**NATURE OF REQUEST:** Application for a special use under Chapter 17 of the Zoning Ordinance for the approval to establish a 17-bed transitional residence

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

**THE VOTE**

MAY 08 2014  
 CITY OF CHICAGO

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
		X

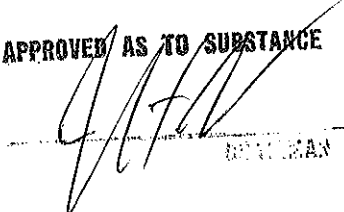
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 21, 2014 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on February 6, 2014; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a 17- bed transitional residence; the facility will offer services to men that are in recovery; 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 site; 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 Housing and Economic Development recommends approval of the proposed 17-bed transitional residence.

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:** Lake Park Entertainment, LLC **CAL NO.:** 62-14-S  
**APPEARANCE FOR:** Danielle Cassel **MINUTES OF MEETING:**  
 February 21, 2014  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 5311 S. Lake Park Avenue

**NATURE OF REQUEST:** Application for a special use under Chapter 17 of the Zoning Ordinance for the approval to establish a second floor outdoor patio and medium entertainment venue.

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

**THE VOTE**

MAY 08 2014  
 CITY OF CHICAGO

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
		X

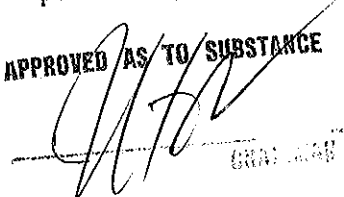
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 21, 2014 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on February 6, 2014; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a second floor outdoor patio and medium entertainment venue; 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 site; 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 Housing and Economic Development recommends approval of the proposed second floor outdoor patio and medium entertainment venue provided the development is established consistent with the design, layout, materials and plans prepared by Kujawa Architects and dated December 2, 2013.

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

APPROVED AS TO SUBSTANCE  
  
 GRAY

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

**APPLICANT:** Dmirty Livshis

**CAL NO.:** 63-14-S

**APPEARANCE FOR:**

**MINUTES OF MEETING:**

February 21, 2014

**APPEARANCE AGAINST:**

**PREMISES AFFECTED:** 3501 N. Elston Avenue, Unit 1

**NATURE OF REQUEST:** Application for a special use under Chapter 17 of the Zoning Ordinance for the approval to 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-**  
WITHDRAWN ON MOTION OF THE APPLICANT

**THE VOTE**

MAY 08 2014

CITY OF CHICAGO

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
		X



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

**APPLICANT:**

Volodymyr Dyaduk

**CAL NO.:** 64-14-S

**APPEARANCE FOR:**

**MINUTES OF MEETING:**

February 21, 2014

**APPEARANCE AGAINST:**

**PREMISES AFFECTED:**

3503 N, Elston Avenue, Unit 1

**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-**

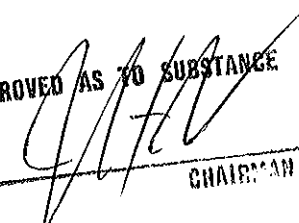
CASE CONTINUED TO MARCH 21, 2014

**THE VOTE**

MAY 08 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:** Michael Alexander

**CAL NO.:** 65-14-S

**APPEARANCE FOR:**

**MINUTES OF MEETING:**  
February 21, 2014

**APPEARANCE AGAINST:**

**PREMISES AFFECTED:** 3505 N. Elston Avenue, Unit 1

**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-**  
CASE CONTINUED TO MARCH 21, 2014

**THE VOTE**

MAY 08 2014  
CITY OF CHICAGO

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
		X

APPROVED AS TO SUBSTANCE

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

**APPLICANT:** Nails Boutique, LLC  
**APPEARANCE FOR:** Christopher A. Cali  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 612 W. Webster Avenue

**CAL NO.:** 66-14-S

**MINUTES OF MEETING:**  
February 21, 2014

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

**ACTION OF BOARD-**  
APPLICATION APPROVED

**THE VOTE**

MAY 08 2014  
CITY OF CHICAGO

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
		X

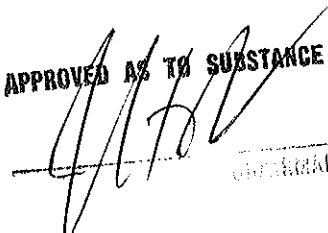
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 21, 2014 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on February 6, 2014; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a nail salon at this location; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject site; 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 Housing and Economic 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**  
  
 JONATHAN SWAIN

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

**APPLICANT:** Specialized Assistance Services, NFP **CAL NO.:** 67-14-S  
**APPEARANCE FOR:** Thomas Moore **MINUTES OF MEETING:**  
 February 21, 2014  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 2615-43 S. State Street

**NATURE OF REQUEST:** Application for a special use under Chapter 17 of the Zoning Ordinance for the approval to establish a 43-space off-site required accessory parking lot to serve a medical office building located at 2630 South Wabash Street.

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

**THE VOTE**

MAY 08 2014  
 CITY OF CHICAGO

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
		X

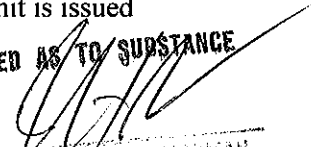
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 21, 2014 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on February 6, 2014; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a 43-space off-site required accessory parking lot to serve a medical office building located at 2630 South Wabash Street; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject site; 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 Housing and Economic Development recommends approval of the proposed 43-space off-site required accessory parking lot to serve a medical office building located at 2630 South Wabash Street provided the development is established consistent with the design, layout and plans prepared by Pavlecic Trudeau Architects and dated February 21, 2014.

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:** 328 W Wisconsin, LLC **CAL NO.:** 68-14-S  
**APPEARANCE FOR:** Bernard Citron **MINUTES OF MEETING:**  
**APPEARANCE AGAINST:** None February 21, 2014  
**PREMISES AFFECTED:** 328 W. Wisconsin Street

**NATURE OF REQUEST:** Application for a special use under Chapter 17 of the Zoning Ordinance for the approval to establish a four-story, eight-unit building with ground floor accessory parking only.

**ACTION OF BOARD-  
APPLICATION APPROVED**

**THE VOTE**

MAY 08 2014  
CITY OF CHICAGO

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

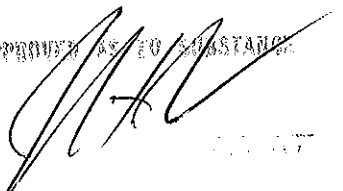
AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
		X

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 21, 2014 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on February 6, 2014; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a four-story, eight-unit building with ground floor accessory parking only; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject site; 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 Housing and Economic Development recommends approval of the proposed four-story, eight-unit building with ground floor accessory parking provided the development is established consistent with the design, layout, materials and plans prepared by Sullivan Goulette & Wilson and dated February 21, 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:** 328 W Wisconsin, LLC **CAL NO.:** 69-14-Z  
**APPEARANCE FOR:** Bernard Citron **MINUTES OF MEETING:**  
February 21, 2014  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 328 W. Wisconsin Street

**NATURE OF REQUEST:** Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the west side yard setback from 19.1' to 2' for a proposed four-story, eight-unit building with ground floor accessory parking only on a through lot.

**ACTION OF BOARD-  
VARIATION GRANTED**

**THE VOTE**

MAY 08 2014  
CITY OF CHICAGO

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
		X

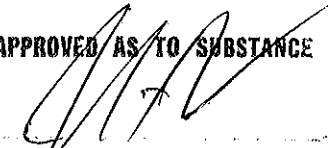
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 21, 2014, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on February 6, 2014 and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; a special use was granted to the subject site in Cal. No. 68-14-S to permit the establishment of accessory parking on the ground floor only; the applicant shall also be permitted to reduce the west side yard setback from 19.1' to 2' for a proposed four-story, eight-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**  
  
 SECRETARY

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

**APPLICANT:** Winston A. Atwater **CAL NO.:** 70-14-S  
**APPEARANCE FOR:** Same **MINUTES OF MEETING:**  
February 21, 2014  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 2102 S. Pulaski Road

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

**ACTION OF BOARD-**  
APPLICATION APPROVED

**THE VOTE**

MAY 08 2014  
CITY OF CHICAGO

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

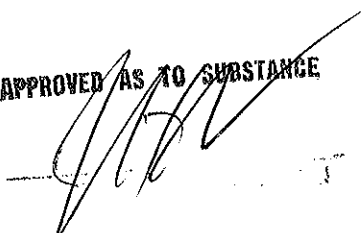
AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
		X

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 21, 2014 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on February 6, 2014; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a barber and 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 site; 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 Housing and Economic Development recommends approval of the proposed barber and 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**

**APPLICANT:** Ombudsman Educational Services, Ltd.

**CAL NO.:** 71-14-S

**APPEARANCE FOR:** Mariah Digrino

**MINUTES OF MEETING:**  
February 21, 2014

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 6057 S. Western Avenue

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

**ACTION OF BOARD-**  
APPLICATION APPROVED

**THE VOTE**

MAY 08 2014

CITY OF CHICAGO

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

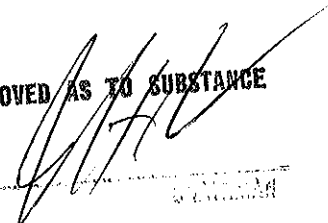
AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
		X

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 21, 2014 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on February 6, 2014; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a high school at this location; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject site; 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 high school provided the development is established consistent with the design, layout and plans prepared by DLA Architects and dated December 23, 2013.

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



MAY 08 2014

CITY OF CHICAGO

**JWS Charter Special Asset, LLC**

APPLICANT

**72-14-S**

CALENDAR NUMBER

**5140 South Kenwood Avenue, Unit 101**

PREMISES AFFECTED

**February 21, 2014**

MINUTES OF MEETING

**Bernard Citron**

APPEARANCE FOR APPLICANT

**Gwendolyn Duncan Alexander**

OBJECTOR

**NATURE OF REQUEST**

Application for a special use to establish a vacation rental unit.

**ACTION OF BOARD**

**THE VOTE**

The application for a 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sam Toia	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>


**THE RESOLUTION OF THE BOARD**

WHEREAS, public hearings were held on this application by the Zoning Board of Appeals ("Board") at its regular meeting held on February 21, 2014, after due notice thereof as provided under MCC Section 17-13-0107-B and by publication in the *Chicago Sun-Times*; and

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

WHEREAS, Mr. Ari Golson testified on behalf of the application; that he is a managing member of the Applicant; that the Applicant has owned the subject property since 2011; that the subject property is improved with a 19-unit building; that these 19-units were originally developed to be condominium units; that the original developer could not sell and instead started to rent the units; that some of these units were rented out on a short-term basis to people visiting the University of Chicago ("University"); that

APPROVED AS TO SUBSTANCE

  
CHAIRMAN

the Applicant purchased the property out of foreclosure; that many of the Applicant's tenants are month-to-month; that a handful of the Applicant's tenants are there on a shorter basis; that these tenants are generally affiliated with the University or the area hospitals and need the type of short term lease a vacation rental license would allow; that the Applicant has never held itself out as a traditional hotel; that in fact the Applicant has an extensive vacation rental agreement that prohibits tenants to have guests unless those guests are registered with the Applicant; that there is a noise curfew; that the Applicant's building is a residential building; that the vacation rental agreement is very similar to the Applicant's longer term leases; that there are no pets or smoking allowed on the subject property; that the Applicant has never had any complaints or problems with the tenants of the subject property; and

WHEREAS, a copy of the Applicant's vacation rental agreement was entered into the record as Applicant's Exhibit A; and

WHEREAS, Mr. Matthew Cross, the administrator of the stem cell transplant program for the University's School of Medicine, testified on behalf of the Applicant; that patients in the program are required to remain near the University for at least 100 days after discharge; that this is necessary in case there are any issues or problems after stem cell transplant; that the program recommends its discharged patients stay at the Applicant's building; that the program prefers that its patients stay in furnished rental apartments rather than a hotel; that this is because furnished rental apartments come with kitchens and as the program's patients have compromised immune systems, it is important the patients keep to their specific diets; that he believes that the University's Oncology Department also recommends its patients stay at the Applicant's building; that typically, outside of the Mayo Clinic, most stem cell transplant centers do not offer housing for its patients; and

WHEREAS, Mr. Timothy Barton testified on behalf of the Applicant; his credentials as an expert in land use and planning were acknowledged by the Board; that he has physically inspected the subject property and its surrounding area; that his findings are contained in his report on the subject property; his report was submitted and accepted by the Board; that his report fully addresses all of the criteria identified in the Zoning Ordinance which must be addressed in support of such an application, and he orally testified that the proposed special use: (1) complies with all applicable standards of the Zoning Ordinance; (2) is in the interest of the public convenience due to the University's need for the property; (3) will not have a significant adverse impact on the general welfare of the neighborhood as there are at least 15 other vacation rentals operating in the neighborhood; (4) is compatible with the character of the surrounding area in terms of site planning and building scale and project design because it will be utilizing an existing building; (5) 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 those utilizing the special use would use the property no differently than a regular tenant; (6) and will not affect pedestrian safety and comfort because there will be no changes to the property; (7) that the subject property is within an RM-5 Zoning

District; (8) that vacation rental use is allowed in residential districts; (9) that the RM-5 Zoning District also allows for commercial use; and

WHEREAS, in response to questions by the Board, Mr. Golson further testified that a member of the Applicant's staff would meet any renter of a vacation rental unit on-site to give the renter the key to the unit; that generally, all renters must pick up the key before 6:00 PM; and

WHEREAS, Mr. Mike Wolin testified on behalf of the Applicant; 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 the Zoning Ordinance which must be addressed in support of such an application, and he orally testified that the proposed special use would not have an adverse impact on the surrounding properties because the special use is indistinguishable from any other building in the neighborhood; and

WHEREAS, Ms. Gwendolyn Duncan Alexander, of 5124 South Kenwood Avenue, testified in opposition to the application; that while she is sympathetic to stem cell patients needing housing, she does not believe there was ample notice to the surrounding homeowners; that she herself got plenty of notice of the hearing; that she is worried about who will be vetting those that rent the vacation rental units; that she is also concerned about parking as it is a dense neighborhood; and

WHEREAS, in response to the questions raised by the Objector, Mr. Citron was given leave to call Mr. Ty Harris, the Applicant's property manager for the subject property; that Mr. Harris then testified that he is familiar with the day-to-day operations of the building; that unlike other buildings in the neighborhood, the building has on-site parking; that he believes there is sufficient parking for the proposed special use; that he has never observed a problem with parking at the building; that most of the proposed renters of the vacation rental units in the building would not have a car; that in regards to vetting, the Applicant has turned people away from renting at the subject property; that the Applicant mostly rents out the subject property based on referrals from the University; that there is onsite management of the subject property every day from 9:00 AM to 5:00 PM; that the building's units are not advertised to any party other than the University; that approximately 70% of prospective renters of the units are referred to the Applicant by the University; that the Applicant would turn down people wishing to rent a unit for the weekend; and

WHEREAS, Alderman William D. Burns testified in support of the application; that the proposed special use serves a humanitarian purpose; that the proposed special use will not add to traffic congestion; that the Alderman will remain vigilant to ensure that both the Applicant's program and ownership remain good neighbors to the community; that when the proposed use was brought before the 53rd Street TIF Advisory Council, there was no opposition; and

WHEREAS, the staff of the Department of Planning and Development recommended approval of the special use so long as it is developed consistent with the design, layout, materials and plans prepared by Young Architects, LLC and dated October 16, 2013; and

WHEREAS, the staff of the Department of Planning and Development further recommended approval of the special use so long as the contact information for the management company is clearly posted on the exterior of the building; 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 because the University of Chicago needs short-term rental units for its patients and visiting faculty. Further, the proposed special use will not have a significant adverse impact on the general welfare of the neighborhood as there are at least 15 other similar short-term rental units already existing in the neighborhood.
3. The proposed special use is compatible with the character of the surrounding area in terms of site planning and building scale and project design because it will be utilizing an 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 those utilizing the special use will be no different than the Applicant's other tenants;
5. The proposed special use will not affect pedestrian safety and comfort as it will be utilizing an 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 Act (735 ILCS 5/3-101 *et. seq.*).



**ZONING BOARD OF APPEALS  
CITY OF CHICAGO**

City Hall Room 905  
121 North LaSalle Street  
Chicago, Illinois 60602  
TEL: (312) 744-5777



MAY 08 2014  
CITY OF CHICAGO

**JWS Charter Special Asset, LLC**  
APPLICANT

**73-14-S**  
CALENDAR NUMBER

**5140 South Kenwood Avenue, Unit 103**  
PREMISES AFFECTED

**February 21, 2014**  
MINUTES OF MEETING

**Bernard Citron**  
APPEARANCE FOR APPLICANT

**Gwendolyn Duncan Alexander**  
OBJECTOR

**NATURE OF REQUEST**

Application for a special use to establish a vacation rental unit.

**ACTION OF BOARD**

**THE VOTE**

The application for a 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sam Toia	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**THE RESOLUTION OF THE BOARD**

WHEREAS, public hearings were held on this application by the Zoning Board of Appeals ("Board") at its regular meeting held on February 21, 2014, after due notice thereof as provided under MCC Section 17-13-0107-B and by publication in the *Chicago Sun-Times*; and

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

WHEREAS, Mr. Ari Golson testified on behalf of the application; that he is a managing member of the Applicant; that the Applicant has owned the subject property since 2011; that the subject property is improved with a 19-unit building; that these 19-units were originally developed to be condominium units; that the original developer could not sell and instead started to rent the units; that some of these units were rented out on a short-term basis to people visiting the University of Chicago ("University"); that

APPROVED AS TO SUBSTANCE

the Applicant purchased the property out of foreclosure; that many of the Applicant's tenants are month-to-month; that a handful of the Applicant's tenants are there on a shorter basis; that these tenants are generally affiliated with the University or the area hospitals and need the type of short term lease a vacation rental license would allow; that the Applicant has never held itself out as a traditional hotel; that in fact the Applicant has an extensive vacation rental agreement that prohibits tenants to have guests unless those guests are registered with the Applicant; that there is a noise curfew; that the Applicant's building is a residential building; that the vacation rental agreement is very similar to the Applicant's longer term leases; that there are no pets or smoking allowed on the subject property; that the Applicant has never had any complaints or problems with the tenants of the subject property; and

WHEREAS, a copy of the Applicant's vacation rental agreement was entered into the record as Applicant's Exhibit A; and

WHEREAS, Mr. Matthew Cross, the administrator of the stem cell transplant program for the University's School of Medicine, testified on behalf of the Applicant; that patients in the program are required to remain near the University for at least 100 days after discharge; that this is necessary in case there are any issues or problems after stem cell transplant; that the program recommends its discharged patients stay at the Applicant's building; that the program prefers that its patients stay in furnished rental apartments rather than a hotel; that this is because furnished rental apartments come with kitchens and as the program's patients have compromised immune systems, it is important the patients keep to their specific diets; that he believes that the University's Oncology Department also recommends its patients stay at the Applicant's building; that typically, outside of the Mayo Clinic, most stem cell transplant centers do not offer housing for its patients; and

WHEREAS, Mr. Timothy Barton testified on behalf of the Applicant; his credentials as an expert in land use and planning were acknowledged by the Board; that he has physically inspected the subject property and its surrounding area; that his findings are contained in his report on the subject property; his report was submitted and accepted by the Board; that his report fully addresses all of the criteria identified in the Zoning Ordinance which must be addressed in support of such an application, and he orally testified that the proposed special use: (1) complies with all applicable standards of the Zoning Ordinance; (2) is in the interest of the public convenience due to the University's need for the property; (3) will not have a significant adverse impact on the general welfare of the neighborhood as there are at least 15 other vacation rentals operating in the neighborhood; (4) is compatible with the character of the surrounding area in terms of site planning and building scale and project design because it will be utilizing an existing building; (5) 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 those utilizing the special use would use the property no differently than a regular tenant; (6) and will not affect pedestrian safety and comfort because there will be no changes to the property; (7) that the subject property is within an RM-5 Zoning

District; (8) that vacation rental use is allowed in residential districts; (9) that the RM-5 Zoning District also allows for commercial use; and

WHEREAS, in response to questions by the Board, Mr. Golson further testified that a member of the Applicant's staff would meet any renter of a vacation rental unit on-site to give the renter the key to the unit; that generally, all renters must pick up the key before 6:00 PM; and

WHEREAS, Mr. Mike Wolin testified on behalf of the Applicant; 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 the Zoning Ordinance which must be addressed in support of such an application, and he orally testified that the proposed special use would not have an adverse impact on the surrounding properties because the special use is indistinguishable from any other building in the neighborhood; and

WHEREAS, Ms. Gwendolyn Duncan Alexander, of 5124 South Kenwood Avenue, testified in opposition to the application; that while she is sympathetic to stem cell patients needing housing, she does not believe there was ample notice to the surrounding homeowners; that she herself got plenty of notice of the hearing; that she is worried about who will be vetting those that rent the vacation rental units; that she is also concerned about parking as it is a dense neighborhood; and

WHEREAS, in response to the questions raised by the Objector, Mr. Citron was given leave to call Mr. Ty Harris, the Applicant's property manager for the subject property; that Mr. Harris then testified that he is familiar with the day-to-day operations of the building; that unlike other buildings in the neighborhood, the building has on-site parking; that he believes there is sufficient parking for the proposed special use; that he has never observed a problem with parking at the building; that most of the proposed renters of the vacation rental units in the building would not have a car; that in regards to vetting, the Applicant has turned people away from renting at the subject property; that the Applicant mostly rents out the subject property based on referrals from the University; that there is onsite management of the subject property every day from 9:00 AM to 5:00 PM; that the building's units are not advertised to any party other than the University; that approximately 70% of prospective renters of the units are referred to the Applicant by the University; that the Applicant would turn down people wishing to rent a unit for the weekend; and

WHEREAS, Alderman William D. Burns testified in support of the application; that the proposed special use serves a humanitarian purpose; that the proposed special use will not add to traffic congestion; that the Alderman will remain vigilant to ensure that both the Applicant's program and ownership remain good neighbors to the community; that when the proposed use was brought before the 53rd Street TIF Advisory Council, there was no opposition; and

WHEREAS, the staff of the Department of Planning and Development recommended approval of the special use so long as it is developed consistent with the design, layout, materials and plans prepared by Young Architects, LLC and dated October 16, 2013; and

WHEREAS, the staff of the Department of Planning and Development further recommended approval of the special use so long as the contact information for the management company is clearly posted on the exterior of the building; 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 because the University of Chicago needs short-term rental units for its patients and visiting faculty. Further, the proposed special use will not have a significant adverse impact on the general welfare of the neighborhood as there are at least 15 other similar short-term rental units already existing in the neighborhood.
3. The proposed special use is compatible with the character of the surrounding area in terms of site planning and building scale and project design because it will be utilizing an 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 those utilizing the special use will be no different than the Applicant's other tenants;
5. The proposed special use will not affect pedestrian safety and comfort as it will be utilizing an 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 Act (735 ILCS 5/3-101 *et. seq.*).

**ZONING BOARD OF APPEALS  
CITY OF CHICAGO**

City Hall Room 905  
121 North LaSalle Street  
Chicago, Illinois 60602  
TEL: (312) 744-5777



MAY 08 2014

CITY OF CHICAGO

**JWS Charter Special Asset, LLC**

APPLICANT

**74-14-S**

CALENDAR NUMBER

**5140 South Kenwood Avenue, Unit 207**

PREMISES AFFECTED

**February 21, 2014**

MINUTES OF MEETING

**Bernard Citron**

APPEARANCE FOR APPLICANT

**Gwendolyn Duncan Alexander**

OBJECTOR

**NATURE OF REQUEST**

Application for a special use to establish a vacation rental unit.

**ACTION OF BOARD**

**THE VOTE**

The application for a special use is approved.

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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sam Toia	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

**THE RESOLUTION OF THE BOARD**

WHEREAS, public hearings were held on this application by the Zoning Board of Appeals ("Board") at its regular meeting held on February 21, 2014, after due notice thereof as provided under MCC Section 17-13-0107-B and by publication in the *Chicago Sun-Times*; and

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

WHEREAS, Mr. Ari Golson testified on behalf of the application; that he is a managing member of the Applicant; that the Applicant has owned the subject property since 2011; that the subject property is improved with a 19-unit building; that these 19-units were originally developed to be condominium units; that the original developer could not sell and instead started to rent the units; that some of these units were rented out on a short-term basis to people visiting the University of Chicago ("University"); that

APPROVED AS TO SUBSTANCE

CHAIRMAN

the Applicant purchased the property out of foreclosure; that many of the Applicant's tenants are month-to-month; that a handful of the Applicant's tenants are there on a shorter basis; that these tenants are generally affiliated with the University or the area hospitals and need the type of short term lease a vacation rental license would allow; that the Applicant has never held itself out as a traditional hotel; that in fact the Applicant has an extensive vacation rental agreement that prohibits tenants to have guests unless those guests are registered with the Applicant; that there is a noise curfew; that the Applicant's building is a residential building; that the vacation rental agreement is very similar to the Applicant's longer term leases; that there are no pets or smoking allowed on the subject property; that the Applicant has never had any complaints or problems with the tenants of the subject property; and

WHEREAS, a copy of the Applicant's vacation rental agreement was entered into the record as Applicant's Exhibit A; and

WHEREAS, Mr. Matthew Cross, the administrator of the stem cell transplant program for the University's School of Medicine, testified on behalf of the Applicant; that patients in the program are required to remain near the University for at least 100 days after discharge; that this is necessary in case there are any issues or problems after stem cell transplant; that the program recommends its discharged patients stay at the Applicant's building; that the program prefers that its patients stay in furnished rental apartments rather than a hotel; that this is because furnished rental apartments come with kitchens and as the program's patients have compromised immune systems, it is important the patients keep to their specific diets; that he believes that the University's Oncology Department also recommends its patients stay at the Applicant's building; that typically, outside of the Mayo Clinic, most stem cell transplant centers do not offer housing for its patients; and

WHEREAS, Mr. Timothy Barton testified on behalf of the Applicant; his credentials as an expert in land use and planning were acknowledged by the Board; that he has physically inspected the subject property and its surrounding area; that his findings are contained in his report on the subject property; his report was submitted and accepted by the Board; that his report fully addresses all of the criteria identified in the Zoning Ordinance which must be addressed in support of such an application, and he orally testified that the proposed special use: (1) complies with all applicable standards of the Zoning Ordinance; (2) is in the interest of the public convenience due to the University's need for the property; (3) will not have a significant adverse impact on the general welfare of the neighborhood as there are at least 15 other vacation rentals operating in the neighborhood; (4) is compatible with the character of the surrounding area in terms of site planning and building scale and project design because it will be utilizing an existing building; (5) 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 those utilizing the special use would use the property no differently than a regular tenant; (6) and will not affect pedestrian safety and comfort because there will be no changes to the property; (7) that the subject property is within an RM-5 Zoning

District; (8) that vacation rental use is allowed in residential districts; (9) that the RM-5 Zoning District also allows for commercial use; and

WHEREAS, in response to questions by the Board, Mr. Golson further testified that a member of the Applicant's staff would meet any renter of a vacation rental unit on-site to give the renter the key to the unit; that generally, all renters must pick up the key before 6:00 PM; and

WHEREAS, Mr. Mike Wolin testified on behalf of the Applicant; 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 the Zoning Ordinance which must be addressed in support of such an application, and he orally testified that the proposed special use would not have an adverse impact on the surrounding properties because the special use is indistinguishable from any other building in the neighborhood; and

WHEREAS, Ms. Gwendolyn Duncan Alexander, of 5124 South Kenwood Avenue, testified in opposition to the application; that while she is sympathetic to stem cell patients needing housing, she does not believe there was ample notice to the surrounding homeowners; that she herself got plenty of notice of the hearing; that she is worried about who will be vetting those that rent the vacation rental units; that she is also concerned about parking as it is a dense neighborhood; and

WHEREAS, in response to the questions raised by the Objector, Mr. Citron was given leave to call Mr. Ty Harris, the Applicant's property manager for the subject property; that Mr. Harris then testified that he is familiar with the day-to-day operations of the building; that unlike other buildings in the neighborhood, the building has on-site parking; that he believes there is sufficient parking for the proposed special use; that he has never observed a problem with parking at the building; that most of the proposed renters of the vacation rental units in the building would not have a car; that in regards to vetting, the Applicant has turned people away from renting at the subject property; that the Applicant mostly rents out the subject property based on referrals from the University; that there is onsite management of the subject property every day from 9:00 AM to 5:00 PM; that the building's units are not advertised to any party other than the University; that approximately 70% of prospective renters of the units are referred to the Applicant by the University; that the Applicant would turn down people wishing to rent a unit for the weekend; and

WHEREAS, Alderman William D. Burns testified in support of the application; that the proposed special use serves a humanitarian purpose; that the proposed special use will not add to traffic congestion; that the Alderman will remain vigilant to ensure that both the Applicant's program and ownership remain good neighbors to the community; that when the proposed use was brought before the 53rd Street TIF Advisory Council, there was no opposition; and

WHEREAS, the staff of the Department of Planning and Development recommended approval of the special use so long as it is developed consistent with the design, layout, materials and plans prepared by Young Architects, LLC and dated October 16, 2013; and

WHEREAS, the staff of the Department of Planning and Development further recommended approval of the special use so long as the contact information for the management company is clearly posted on the exterior of the building; 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 because the University of Chicago needs short-term rental units for its patients and visiting faculty. Further, the proposed special use will not have a significant adverse impact on the general welfare of the neighborhood as there are at least 15 other similar short-term rental units already existing in the neighborhood.
3. The proposed special use is compatible with the character of the surrounding area in terms of site planning and building scale and project design because it will be utilizing an 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 those utilizing the special use will be no different than the Applicant's other tenants;
5. The proposed special use will not affect pedestrian safety and comfort as it will be utilizing an 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 Act (735 ILCS 5/3-101 *et. seq.*).



**ZONING BOARD OF APPEALS  
CITY OF CHICAGO**

City Hall Room 905  
121 North LaSalle Street  
Chicago, Illinois 60602  
TEL: (312) 744-5777



MAY 08 2014

CITY OF CHICAGO

**JWS Charter Special Asset, LLC**

APPLICANT

**75-14-S**

CALENDAR NUMBER

**5140 South Kenwood Avenue, Unit 209**

PREMISES AFFECTED

**February 21, 2104**

MINUTES OF MEETING

**Bernard Citron**

APPEARANCE FOR APPLICANT

**Gwendolyn Duncan Alexander**

OBJECTOR

**NATURE OF REQUEST**

Application for a special use to establish a vacation rental unit.

**ACTION OF BOARD**

**THE VOTE**

The application for a 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sam Toia	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**THE RESOLUTION OF THE BOARD**

WHEREAS, public hearings were held on this application by the Zoning Board of Appeals ("Board") at its regular meeting held on February 21, 2014, after due notice thereof as provided under MCC Section 17-13-0107-B and by publication in the *Chicago Sun-Times*; and

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

WHEREAS, Mr. Ari Golson testified on behalf of the application; that he is a managing member of the Applicant; that the Applicant has owned the subject property since 2011; that the subject property is improved with a 19-unit building; that these 19-units were originally developed to be condominium units; that the original developer could not sell and instead started to rent the units; that some of these units were rented out on a short-term basis to people visiting the University of Chicago ("University"); that

APPROVED AS TO SUBSTANCE

CHAIRMAN

the Applicant purchased the property out of foreclosure; that many of the Applicant's tenants are month-to-month; that a handful of the Applicant's tenants are there on a shorter basis; that these tenants are generally affiliated with the University or the area hospitals and need the type of short term lease a vacation rental license would allow; that the Applicant has never held itself out as a traditional hotel; that in fact the Applicant has an extensive vacation rental agreement that prohibits tenants to have guests unless those guests are registered with the Applicant; that there is a noise curfew; that the Applicant's building is a residential building; that the vacation rental agreement is very similar to the Applicant's longer term leases; that there are no pets or smoking allowed on the subject property; that the Applicant has never had any complaints or problems with the tenants of the subject property; and

WHEREAS, a copy of the Applicant's vacation rental agreement was entered into the record as Applicant's Exhibit A; and

WHEREAS, Mr. Matthew Cross, the administrator of the stem cell transplant program for the University's School of Medicine, testified on behalf of the Applicant; that patients in the program are required to remain near the University for at least 100 days after discharge; that this is necessary in case there are any issues or problems after stem cell transplant; that the program recommends its discharged patients stay at the Applicant's building; that the program prefers that its patients stay in furnished rental apartments rather than a hotel; that this is because furnished rental apartments come with kitchens and as the program's patients have compromised immune systems, it is important the patients keep to their specific diets; that he believes that the University's Oncology Department also recommends its patients stay at the Applicant's building; that typically, outside of the Mayo Clinic, most stem cell transplant centers do not offer housing for its patients; and

WHEREAS, Mr. Timothy Barton testified on behalf of the Applicant; his credentials as an expert in land use and planning were acknowledged by the Board; that he has physically inspected the subject property and its surrounding area; that his findings are contained in his report on the subject property; his report was submitted and accepted by the Board; that his report fully addresses all of the criteria identified in the Zoning Ordinance which must be addressed in support of such an application, and he orally testified that the proposed special use: (1) complies with all applicable standards of the Zoning Ordinance; (2) is in the interest of the public convenience due to the University's need for the property; (3) will not have a significant adverse impact on the general welfare of the neighborhood as there are at least 15 other vacation rentals operating in the neighborhood; (4) is compatible with the character of the surrounding area in terms of site planning and building scale and project design because it will be utilizing an existing building; (5) 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 those utilizing the special use would use the property no differently than a regular tenant; (6) and will not affect pedestrian safety and comfort because there will be no changes to the property; (7) that the subject property is within an RM-5 Zoning

District; (8) that vacation rental use is allowed in residential districts; (9) that the RM-5 Zoning District also allows for commercial use; and

WHEREAS, in response to questions by the Board, Mr. Golson further testified that a member of the Applicant's staff would meet any renter of a vacation rental unit on-site to give the renter the key to the unit; that generally, all renters must pick up the key before 6:00 PM; and

WHEREAS, Mr. Mike Wolin testified on behalf of the Applicant; 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 the Zoning Ordinance which must be addressed in support of such an application, and he orally testified that the proposed special use would not have an adverse impact on the surrounding properties because the special use is indistinguishable from any other building in the neighborhood; and

WHEREAS, Ms. Gwendolyn Duncan Alexander, of 5124 South Kenwood Avenue, testified in opposition to the application; that while she is sympathetic to stem cell patients needing housing, she does not believe there was ample notice to the surrounding homeowners; that she herself got plenty of notice of the hearing; that she is worried about who will be vetting those that rent the vacation rental units; that she is also concerned about parking as it is a dense neighborhood; and

WHEREAS, in response to the questions raised by the Objector, Mr. Citron was given leave to call Mr. Ty Harris, the Applicant's property manager for the subject property; that Mr. Harris then testified that he is familiar with the day-to-day operations of the building; that unlike other buildings in the neighborhood, the building has on-site parking; that he believes there is sufficient parking for the proposed special use; that he has never observed a problem with parking at the building; that most of the proposed renters of the vacation rental units in the building would not have a car; that in regards to vetting, the Applicant has turned people away from renting at the subject property; that the Applicant mostly rents out the subject property based on referrals from the University; that there is onsite management of the subject property every day from 9:00 AM to 5:00 PM; that the building's units are not advertised to any party other than the University; that approximately 70% of prospective renters of the units are referred to the Applicant by the University; that the Applicant would turn down people wishing to rent a unit for the weekend; and

WHEREAS, Alderman William D. Burns testified in support of the application; that the proposed special use serves a humanitarian purpose; that the proposed special use will not add to traffic congestion; that the Alderman will remain vigilant to ensure that both the Applicant's program and ownership remain good neighbors to the community; that when the proposed use was brought before the 53rd Street TIF Advisory Council, there was no opposition; and

WHEREAS, the staff of the Department of Planning and Development recommended approval of the special use so long as it is developed consistent with the design, layout, materials and plans prepared by Young Architects, LLC and dated October 16, 2013; and

WHEREAS, the staff of the Department of Planning and Development further recommended approval of the special use so long as the contact information for the management company is clearly posted on the exterior of the building; 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 because the University of Chicago needs short-term rental units for its patients and visiting faculty. Further, the proposed special use will not have a significant adverse impact on the general welfare of the neighborhood as there are at least 15 other similar short-term rental units already existing in the neighborhood.
3. The proposed special use is compatible with the character of the surrounding area in terms of site planning and building scale and project design because it will be utilizing an 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 those utilizing the special use will be no different than the Applicant's other tenants;
5. The proposed special use will not affect pedestrian safety and comfort as it will be utilizing an 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 Act (735 ILCS 5/3-101 *et. seq.*).

**ZONING BOARD OF APPEALS  
CITY OF CHICAGO**

City Hall Room 905  
121 North LaSalle Street  
Chicago, Illinois 60602  
TEL: (312) 744-5777



MAY 08 2014  
CITY OF CHICAGO

**JWS Charter Special Asset, LLC**  
APPLICANT

**76-14-S**  
CALENDAR NUMBER

**5140 South Kenwood Avenue, Unit 314**  
PREMISES AFFECTED

**February 21, 2014**  
MINUTES OF MEETING

**Bernard Citron**  
APPEARANCE FOR APPLICANT

**Gwendolyn Duncan Alexander**  
OBJECTOR

**NATURE OF REQUEST**

Application for a special use to establish a vacation rental unit.

**ACTION OF BOARD**

**THE VOTE**

The application for a 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sam Toia	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**THE RESOLUTION OF THE BOARD**

WHEREAS, public hearings were held on this application by the Zoning Board of Appeals ("Board") at its regular meeting held on February 21, 2014, after due notice thereof as provided under MCC Section 17-13-0107-B and by publication in the *Chicago Sun-Times*; and

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

WHEREAS, Mr. Ari Golson testified on behalf of the application; that he is a managing member of the Applicant; that the Applicant has owned the subject property since 2011; that the subject property is improved with a 19-unit building; that these 19-units were originally developed to be condominium units; that the original developer could not sell and instead started to rent the units; that some of these units were rented out on a short-term basis to people visiting the University of Chicago ("University"); that

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

the Applicant purchased the property out of foreclosure; that many of the Applicant's tenants are month-to-month; that a handful of the Applicant's tenants are there on a shorter basis; that these tenants are generally affiliated with the University or the area hospitals and need the type of short term lease a vacation rental license would allow; that the Applicant has never held itself out as a traditional hotel; that in fact the Applicant has an extensive vacation rental agreement that prohibits tenants to have guests unless those guests are registered with the Applicant; that there is a noise curfew; that the Applicant's building is a residential building; that the vacation rental agreement is very similar to the Applicant's longer term leases; that there are no pets or smoking allowed on the subject property; that the Applicant has never had any complaints or problems with the tenants of the subject property; and

WHEREAS, a copy of the Applicant's vacation rental agreement was entered into the record as Applicant's Exhibit A; and

WHEREAS, Mr. Matthew Cross, the administrator of the stem cell transplant program for the University's School of Medicine, testified on behalf of the Applicant; that patients in the program are required to remain near the University for at least 100 days after discharge; that this is necessary in case there are any issues or problems after stem cell transplant; that the program recommends its discharged patients stay at the Applicant's building; that the program prefers that its patients stay in furnished rental apartments rather than a hotel; that this is because furnished rental apartments come with kitchens and as the program's patients have compromised immune systems, it is important the patients keep to their specific diets; that he believes that the University's Oncology Department also recommends its patients stay at the Applicant's building; that typically, outside of the Mayo Clinic, most stem cell transplant centers do not offer housing for its patients; and

WHEREAS, Mr. Timothy Barton testified on behalf of the Applicant; his credentials as an expert in land use and planning were acknowledged by the Board; that he has physically inspected the subject property and its surrounding area; that his findings are contained in his report on the subject property; his report was submitted and accepted by the Board; that his report fully addresses all of the criteria identified in the Zoning Ordinance which must be addressed in support of such an application, and he orally testified that the proposed special use: (1) complies with all applicable standards of the Zoning Ordinance; (2) is in the interest of the public convenience due to the University's need for the property; (3) will not have a significant adverse impact on the general welfare of the neighborhood as there are at least 15 other vacation rentals operating in the neighborhood; (4) is compatible with the character of the surrounding area in terms of site planning and building scale and project design because it will be utilizing an existing building; (5) 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 those utilizing the special use would use the property no differently than a regular tenant; (6) and will not affect pedestrian safety and comfort because there will be no changes to the property; (7) that the subject property is within an RM-5 Zoning

District; (8) that vacation rental use is allowed in residential districts; (9) that the RM-5 Zoning District also allows for commercial use; and

WHEREAS, in response to questions by the Board, Mr. Golson further testified that a member of the Applicant's staff would meet any renter of a vacation rental unit on-site to give the renter the key to the unit; that generally, all renters must pick up the key before 6:00 PM; and

WHEREAS, Mr. Mike Wolin testified on behalf of the Applicant; 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 the Zoning Ordinance which must be addressed in support of such an application, and he orally testified that the proposed special use would not have an adverse impact on the surrounding properties because the special use is indistinguishable from any other building in the neighborhood; and

WHEREAS, Ms. Gwendolyn Duncan Alexander, of 5124 South Kenwood Avenue, testified in opposition to the application; that while she is sympathetic to stem cell patients needing housing, she does not believe there was ample notice to the surrounding homeowners; that she herself got plenty of notice of the hearing; that she is worried about who will be vetting those that rent the vacation rental units; that she is also concerned about parking as it is a dense neighborhood; and

WHEREAS, in response to the questions raised by the Objector, Mr. Citron was given leave to call Mr. Ty Harris, the Applicant's property manager for the subject property; that Mr. Harris then testified that he is familiar with the day-to-day operations of the building; that unlike other buildings in the neighborhood, the building has on-site parking; that he believes there is sufficient parking for the proposed special use; that he has never observed a problem with parking at the building; that most of the proposed renters of the vacation rental units in the building would not have a car; that in regards to vetting, the Applicant has turned people away from renting at the subject property; that the Applicant mostly rents out the subject property based on referrals from the University; that there is onsite management of the subject property every day from 9:00 AM to 5:00 PM; that the building's units are not advertised to any party other than the University; that approximately 70% of prospective renters of the units are referred to the Applicant by the University; that the Applicant would turn down people wishing to rent a unit for the weekend; and

WHEREAS, Alderman William D. Burns testified in support of the application; that the proposed special use serves a humanitarian purpose; that the proposed special use will not add to traffic congestion; that the Alderman will remain vigilant to ensure that both the Applicant's program and ownership remain good neighbors to the community; that when the proposed use was brought before the 53rd Street TIF Advisory Council, there was no opposition; and

WHEREAS, the staff of the Department of Planning and Development recommended approval of the special use so long as it is developed consistent with the design, layout, materials and plans prepared by Young Architects, LLC and dated October 16, 2013; and

WHEREAS, the staff of the Department of Planning and Development further recommended approval of the special use so long as the contact information for the management company is clearly posted on the exterior of the building; 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 because the University of Chicago needs short-term rental units for its patients and visiting faculty. Further, the proposed special use will not have a significant adverse impact on the general welfare of the neighborhood as there are at least 15 other similar short-term rental units already existing in the neighborhood.
3. The proposed special use is compatible with the character of the surrounding area in terms of site planning and building scale and project design because it will be utilizing an 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 those utilizing the special use will be no different than the Applicant's other tenants;
5. The proposed special use will not affect pedestrian safety and comfort as it will be utilizing an 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 Act (735 ILCS 5/3-101 *et. seq.*).



**ZONING BOARD OF APPEALS  
CITY OF CHICAGO**

City Hall Room 905  
121 North LaSalle Street  
Chicago, Illinois 60602  
TEL: (312) 744-5777



MAY 08 2014

CITY OF CHICAGO

**JWS Charter Special Asset, LLC**

APPLICANT

**77-14-S**

CALENDAR NUMBER

**5140 South Kenwood Avenue, Unit 316**

PREMISES AFFECTED

**February 21, 2014**

MINUTES OF MEETING

**Bernard Citron**

APPEARANCE FOR APPLICANT

**Gwendolyn Duncan Alexander**

OBJECTOR

**NATURE OF REQUEST**

Application for a special use to establish a vacation rental unit.

**ACTION OF BOARD**

**THE VOTE**

The application for a special use is approved.

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

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

**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 February 21, 2014, after due notice thereof as provided under MCC Section 17-13-0107-B and by publication in the *Chicago Sun-Times*; and

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

WHEREAS, Mr. Ari Golson testified on behalf of the application; that he is a managing member of the Applicant; that the Applicant has owned the subject property since 2011; that the subject property is improved with a 19-unit building; that these 19-units were originally developed to be condominium units; that the original developer could not sell and instead started to rent the units; that some of these units were rented out on a short-term basis to people visiting the University of Chicago ("University"); that

APPROVED AS TO SUBSTANCE

  
CHAIRMAN

the Applicant purchased the property out of foreclosure; that many of the Applicant's tenants are month-to-month; that a handful of the Applicant's tenants are there on a shorter basis; that these tenants are generally affiliated with the University or the area hospitals and need the type of short term lease a vacation rental license would allow; that the Applicant has never held itself out as a traditional hotel; that in fact the Applicant has an extensive vacation rental agreement that prohibits tenants to have guests unless those guests are registered with the Applicant; that there is a noise curfew; that the Applicant's building is a residential building; that the vacation rental agreement is very similar to the Applicant's longer term leases; that there are no pets or smoking allowed on the subject property; that the Applicant has never had any complaints or problems with the tenants of the subject property; and

WHEREAS, a copy of the Applicant's vacation rental agreement was entered into the record as Applicant's Exhibit A; and

WHEREAS, Mr. Matthew Cross, the administrator of the stem cell transplant program for the University's School of Medicine, testified on behalf of the Applicant; that patients in the program are required to remain near the University for at least 100 days after discharge; that this is necessary in case there are any issues or problems after stem cell transplant; that the program recommends its discharged patients stay at the Applicant's building; that the program prefers that its patients stay in furnished rental apartments rather than a hotel; that this is because furnished rental apartments come with kitchens and as the program's patients have compromised immune systems, it is important the patients keep to their specific diets; that he believes that the University's Oncology Department also recommends its patients stay at the Applicant's building; that typically, outside of the Mayo Clinic, most stem cell transplant centers do not offer housing for its patients; and

WHEREAS, Mr. Timothy Barton testified on behalf of the Applicant; his credentials as an expert in land use and planning were acknowledged by the Board; that he has physically inspected the subject property and its surrounding area; that his findings are contained in his report on the subject property; his report was submitted and accepted by the Board; that his report fully addresses all of the criteria identified in the Zoning Ordinance which must be addressed in support of such an application, and he orally testified that the proposed special use: (1) complies with all applicable standards of the Zoning Ordinance; (2) is in the interest of the public convenience due to the University's need for the property; (3) will not have a significant adverse impact on the general welfare of the neighborhood as there are at least 15 other vacation rentals operating in the neighborhood; (4) is compatible with the character of the surrounding area in terms of site planning and building scale and project design because it will be utilizing an existing building; (5) 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 those utilizing the special use would use the property no differently than a regular tenant; (6) and will not affect pedestrian safety and comfort because there will be no changes to the property; (7) that the subject property is within an RM-5 Zoning

District; (8) that vacation rental use is allowed in residential districts; (9) that the RM-5 Zoning District also allows for commercial use; and

WHEREAS, in response to questions by the Board, Mr. Golson further testified that a member of the Applicant's staff would meet any renter of a vacation rental unit on-site to give the renter the key to the unit; that generally, all renters must pick up the key before 6:00 PM; and

WHEREAS, Mr. Mike Wolin testified on behalf of the Applicant; 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 the Zoning Ordinance which must be addressed in support of such an application, and he orally testified that the proposed special use would not have an adverse impact on the surrounding properties because the special use is indistinguishable from any other building in the neighborhood; and

WHEREAS, Ms. Gwendolyn Duncan Alexander, of 5124 South Kenwood Avenue, testified in opposition to the application; that while she is sympathetic to stem cell patients needing housing, she does not believe there was ample notice to the surrounding homeowners; that she herself got plenty of notice of the hearing; that she is worried about who will be vetting those that rent the vacation rental units; that she is also concerned about parking as it is a dense neighborhood; and

WHEREAS, in response to the questions raised by the Objector, Mr. Citron was given leave to call Mr. Ty Harris, the Applicant's property manager for the subject property; that Mr. Harris then testified that he is familiar with the day-to-day operations of the building; that unlike other buildings in the neighborhood, the building has on-site parking; that he believes there is sufficient parking for the proposed special use; that he has never observed a problem with parking at the building; that most of the proposed renters of the vacation rental units in the building would not have a car; that in regards to vetting, the Applicant has turned people away from renting at the subject property; that the Applicant mostly rents out the subject property based on referrals from the University; that there is onsite management of the subject property every day from 9:00 AM to 5:00 PM; that the building's units are not advertised to any party other than the University; that approximately 70% of prospective renters of the units are referred to the Applicant by the University; that the Applicant would turn down people wishing to rent a unit for the weekend; and

WHEREAS, Alderman William D. Burns testified in support of the application; that the proposed special use serves a humanitarian purpose; that the proposed special use will not add to traffic congestion; that the Alderman will remain vigilant to ensure that both the Applicant's program and ownership remain good neighbors to the community; that when the proposed use was brought before the 53rd Street TIF Advisory Council, there was no opposition; and

WHEREAS, the staff of the Department of Planning and Development recommended approval of the special use so long as it is developed consistent with the design, layout, materials and plans prepared by Young Architects, LLC and dated October 16, 2013; and

WHEREAS, the staff of the Department of Planning and Development further recommended approval of the special use so long as the contact information for the management company is clearly posted on the exterior of the building; 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 because the University of Chicago needs short-term rental units for its patients and visiting faculty. Further, the proposed special use will not have a significant adverse impact on the general welfare of the neighborhood as there are at least 15 other similar short-term rental units already existing in the neighborhood.
3. The proposed special use is compatible with the character of the surrounding area in terms of site planning and building scale and project design because it will be utilizing an 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 those utilizing the special use will be no different than the Applicant's other tenants;
5. The proposed special use will not affect pedestrian safety and comfort as it will be utilizing an 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 Act (735 ILCS 5/3-101 *et. seq.*).

**ZONING BOARD OF APPEALS  
CITY OF CHICAGO**

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



MAY 08 2014

CITY OF CHICAGO

**Matthew Stube & Kristen Krajecki**

APPLICANTS

**78-14-Z**

CALENDAR NUMBER

**2064 N. Humboldt Blvd.**

PREMISES AFFECTED

**February 21, 2014**

MINUTES OF MEETING

**Rolando Acosta**

APPEARANCE FOR APPLICANT

**Andrew Thornton, Kathleen Kirby & Mary McPhee**

OBJECTORS

**NATURE OF REQUEST**

Application for a variation to reduce the setback from the front building line to the proposed roof top enclosure from 20' to 14.23'; to reduce the north side yard setback from 2' to 1.25'; to reduce the south side yard setback from 2' to 1.25'; to reduce the total combined side yard setback from 5' to 2.5'; and to increase the area of the rear yard occupied by an accessory building (690.9 sq. ft.) by not more than 10% (69.09 sq. ft.) for a proposed three-story single family residence with a roof top deck and detached garage.

**ACTION OF BOARD**

**THE VOTE**

The application for a variation is approved.

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

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

**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 February 21, 2014, after due notice thereof as provided under MCC Section 17-13-0107-B and by publication in the *Chicago Sun-Times*; and

WHEREAS, Mr. Rolando Acosta, counsel for the Applicant, summarized the facts of the history of the affected property and explained the underlying basis for the relief sought; that the subject property is located in a historic district and is currently vacant; that the Applicants would like to build a three-story single family residence on the subject property; that the Commission on Chicago Landmarks ("Landmarks") has reviewed the

APPROVED AS TO SUBSTANCE

CHAIRMAN

Applicants' proposal to build on the subject property and has requested that the proposed residence be made wider to better conform with the historic district; that this request necessitates a variation to reduce the side yard setback, reduce the setback from the front building line to the proposed roof top enclosure, and increase in the maximum size of a proposed garage by 10%; and

WHEREAS, Mr. Matthew Strube, one of the Applicants, testified in support of the application; that he and his wife own the subject property and desire to build upon it; that he and his wife retained an architect and, as the subject property is located within an historic district, submitted the plans to Landmarks; that Landmarks approved the plans subject to the condition of reducing the side yards; that this reduction is the hardship the Applicants are facing because the Applicants are "stuck between a rock and a hard place" with respect to the condition Landmarks imposed and the requirements of the Zoning Ordinance; and

WHEREAS, in response to questions by the Board, Mr. Acosta further explained that the request to reduce the setback from the front building line is also due to the fact that the subject property is in an historic district; that the Zoning Ordinance requires the 20' setback from the front building line for roof top enclosures because it contemplates the that the building will be set back 15' from the front property line; that because this particular building will be in a historic district, it will be set back 30' from the front property line; that if not for the 30' front setback, the Applicants could push the building forward and comply with requirement of a 20' setback from the front building line to the proposed roof top enclosure; and

WHEREAS, Mr. Strube then further testified that without the requested 10% increase for the garage, the garage would not be an adequate width for the Applicants' storage needs; that the requested variation is consistent with the intent and purpose of the Chicago Zoning Ordinance; that the requested variation is not being done to yield a higher profit from the subject property but is instead needed because the landmark district limits what can be built on the subject property; that the Applicants are before the Board due to Landmarks' request; that the historic district limitations are not generally applicable to the neighborhood because the majority of the neighborhood is already built; that the essential character of the neighborhood will not be altered by the requested variation; that the requested variation will, in contrast, make it more in character with the neighborhood; that the Applicants have worked very diligently with their architect to ensure that the design and structure of the building will be in line with the character of the historic neighborhood; that Landmarks agrees that the design and structure of the building is in line with the historic neighborhood; that the building will be a vast improvement to the neighborhood as the subject property is currently a vacant lot; and

WHEREAS, Mr. Andrew Thornton, of 2048 North Humboldt Blvd., testified in opposition to the application; that he is a member of Logan Square Preservation and is on its board of directors; that Logan Square Preservation objects to the project; that the Zoning Ordinance does not allow administrative adjustments to reduce setbacks in historic districts unless the reduction matches the predominant setbacks of the historic

district's character; that the requested side yard setback variation does not match the predominant side setbacks of Humboldt Boulevard; that to the contrary, the side setbacks on the boulevard have been designed to maximize light and space between buildings; that although the Applicants' managed to adjust their architectural plans to gain Landmarks' approval, Logan Square Preservation still opposes it; that as the Applicants are building on an over-size City lot, their arguments regarding hardship carry little weight; that any practical difficulty or hardship has been caused by the Applicants' themselves as they chose the design of the proposed building; and

WHEREAS, Ms. Kathleen Kirby, of 2060 North Humboldt Blvd., testified in opposition to the application; that 2060 North Humboldt Blvd. is a three-unit condominium building and is the neighbor next south of the subject property; that she had with her letters of objection from all four residents of her condominium building and also from the two neighbors next north of the subject property; that three of these six neighbors were in attendance at the hearing; that all six adjacent neighbors object due to the following: (1) the additional width of the house will restrict light, air, and space to the adjacent properties, which will make repairs such as tuck-pointing far more challenging and expensive; and (2) the subject property is an oversized lot and therefore cannot have any "practical difficulties or particular hardship" in complying with the Zoning Ordinance; and

WHEREAS, Ms. Mary McPhee, also of 2060 North Humboldt Blvd., testified in opposition to the application; that because the subject property is so big, there is ample room to reconfigure the proposed building without widening the building and reducing the side yard setbacks; and

WHEREAS, in response to the Objectors' testimony, Mr. Acosta explained that while the subject property is an oversized lot, it is only oversized in length not width; that the subject lot has the City of Chicago standard width of 25'; that due to Landmarks' request to make the proposed building wider, the Applicants are stuck "between a rock and a hard place"; that being stuck between what Landmarks requires and what the Zoning Ordinance requires is the Applicants' hardship; that as shown by the Applicants' exhibits, the building next north to the subject property is built on the property line; that it therefore has no northern setback; that this is repeated throughout the block; that therefore the concept that every building on this block has a 2.5' side yard on each side is not true; and

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

WHEREAS, 17-13-1101-J of the Chicago Zoning Ordinance grants the Zoning Board of Appeals authority to grant a variation to permit increasing the area occupied by any accessory building in a required real setback by no more than 10%; now, therefore,

THE ZONING BOARD OF APPEALS having fully heard the testimony and arguments of the parties and as the decision of the Zoning Board of Appeals to approve a

variation application must be based solely on the approval criteria enumerated in Section 17-13-1107-A, B and C of the Chicago Zoning Ordinance, and the Board being fully advised, hereby makes the following findings with reference to the Applicant's application for a variation:

1. The Board finds that pursuant to 17-13-1107-A the Applicants has proved their case by testimony and other evidence that a practical difficulty and particular hardship exists regarding the proposed use of the subject property should the requirements of the Zoning Ordinance be strictly complied with, and, further, the requested variation is consistent with the stated purpose and intent of the Zoning Ordinance;
2. The Board finds that pursuant to 17-13-1107-B that the Applicants has proved by testimony and other evidence that: (1) that whether or not the property can yield a reasonable return is not material as the Applicants will continue to own the subject property; (2) the practical difficulty or particular hardship of the property is due to the unique circumstance of building a new home in an historic landmark district that complies with both the Zoning Ordinance and the conditions imposed by the Commission on Chicago Landmarks; and (3) the variation, if granted, will not alter the essential character of the neighborhood as the neighborhood as evidenced by the Commission on Chicago Landmarks approving the plans for the proposed building;
3. The Board, in making its determination pursuant to 17-13-1107-C that a practical difficulty or particular hardship exists, took into account that evidence was presented that: (1) the requirements imposed by the Chicago Commission on Landmarks as well as the property's location in an historic district result in a particular hardship to the Applicants if the strict letter of this Zoning Ordinance were carried out; (2) the requirements imposed by the Chicago Commission on Landmarks as well as the subject property's location in an historic district is not a condition generally applicable to a RT-4 zoning district; (3) as the Applicants have worked very closely with their architect to ensure the Chicago Commission on Landmarks was satisfied by their proposed building and as they intend to live on the subject property, profit is not the sole motive for the application; (4) the Applicants did not create the hardship in question as the Applicants created neither the requirements of the Chicago Commission on Landmarks nor the historic district; (5) the variation being granted will not be detrimental to the public welfare or injurious to other property as the Applicants will be building a new, Chicago Commission on Landmarks' approved home in a historic district; and (6) the variation will not impair an adequate supply of light or air to the neighboring properties, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.

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



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

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

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

**APPLICANT:** Clark Menomonee, LLC

**CAL NO.:** 79-14-Z

**APPEARANCE FOR:** Rolando Acosta

**MINUTES OF MEETING:**  
February 21, 2014

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 1760-62 N. Clark Street

**NATURE OF REQUEST:** Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to eliminate the two-space off-street parking requirement for the proposed addition of two units to a six unit building that has been in lawful existence for more than 50 years.

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

**THE VOTE**

MAY 08 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:**

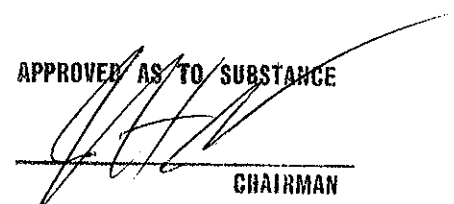
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 21, 2014, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on February 6, 2014 and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted eliminate the two-space off-street parking requirement for the proposed addition of two units to a six unit building that has been in lawful existence for more than 50 years; 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:** Irene Renieris and Eric Arvin

**CAL NO.:** 80-14-Z

**APPEARANCE FOR:** Nick Ftikas

**MINUTES OF MEETING:**  
February 21, 2014

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 2100 W. Eastwood 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 7.49' to 3'; to reduce the rear yard setback from 34' to 28.58'; to reduce the rear yard open space from 296 square feet to 0 square feet; and, to exceed the allowed floor area of 4,095 square feet by not more than 15% (311 square feet) for a proposed one-story addition to the northwest portion of an existing firehouse being converted to a single family residence.

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

**THE VOTE**

MAY 08 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 February 21, 2014, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on February 6, 2014 and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the total combined side yard setback to 3'; to reduce the rear yard setback to 28.58'; to reduce the rear yard open space from 296 square feet to 0 square feet; and, to exceed the allowed floor area of 4,095 square feet by not more than 15% (311 square feet) for a proposed one-story addition to the northwest portion of an existing firehouse being converted to a single family residence; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE:  
  
CHAIRMAN

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

**APPLICANT:** Ayala Properties, LLC

**CAL NO.:** 81-14-Z

**APPEARANCE FOR:**

**MINUTES OF MEETING:**  
February 21, 2014

**APPEARANCE AGAINST:**

**PREMISES AFFECTED:** 1616 N. Springfield 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 7.49' to 3'; to reduce the rear yard setback from 34' to 28.58'; to reduce the rear yard open space from 296 square feet to 0 square feet; and, to exceed the allowed floor area of 4,095 square feet by not more than 15% (311 square feet) for a proposed one-story addition to the northwest portion of an existing firehouse being converted to a single family residence.

**ACTION OF BOARD-**  
CASE CONTINUED TO APRIL 25, 2014

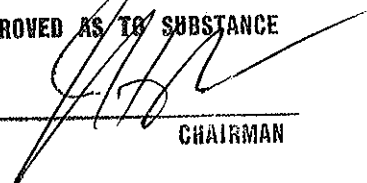
**THE VOTE**

MAY 08 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:** 2523 N. Halsted Condo Association **CAL NO.:** 82-14-Z

**APPEARANCE FOR:** Thomas Moore **MINUTES OF MEETING:**  
February 21, 2014

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 2523 N. Halsted Street

**NATURE OF REQUEST:** Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the north side yard setback from 4.8' to 0' for a proposed rear three-space car port.

**ACTION OF BOARD-  
VARIATION GRANTED**

**THE VOTE**

MAY 08 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 February 21, 2014, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on February 6, 2014 and

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

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

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

APPROVED AS TO SUBSTANCE  
  
CHAIRMAN

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

**APPLICANT:** Michael L. McCluggage **CAL NO.:** 83-14-Z  
**APPEARANCE FOR:** Same **MINUTES OF MEETING:**  
February 21, 2014  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 2252-54 N. Wayne Street

**NATURE OF REQUEST:** Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to increase the area of the rear yard occupied by an accessory building (1,001.14 square feet) by not more than 10% (100.11 square feet) for a proposed one-story addition to the north side of an existing two-car detached garage

**ACTION OF BOARD-  
VARIATION GRANTED**

**THE VOTE**

MAY 08 2014  
CITY OF CHICAGO

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
		X

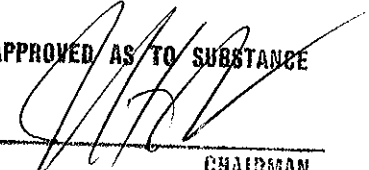
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 21, 2014, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on February 6, 2014 and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to increase the area of the rear yard occupied by an accessory building (1,001.14 square feet) by not more than 10% (100.11 square feet) for a proposed one-story addition to the north side of an existing two-car detached 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:**

Gabriel Klinger

**CAL NO.:** 84-14-Z

**APPEARANCE FOR:**

**MINUTES OF MEETING:**

February 21, 2014

**APPEARANCE AGAINST:**

**PREMISES AFFECTED:**

2026 N. Kedzie Avenue

**NATURE OF REQUEST:** Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to exceed the allowed floor area of 3,602 square feet by not more than 15% (516 square feet) for proposed third-floor renovations and expansions to an existing two unit building in the front of the lot.

**ACTION OF BOARD-**

CASE CONTINUED TO MARCH 21, 2014

**THE VOTE**

MAY 08 2014

CITY OF CHICAGO

JONATHAN SWAIN

CATHERINE BUDZINSKI

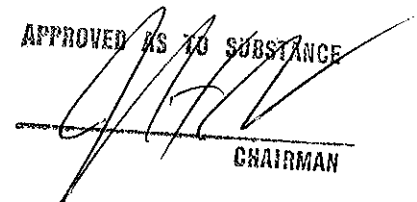
SOL FLORES

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:** Mc Donald's Corporation **CAL NO.:** 377-13-S  
**APPEARANCE FOR:** Brandon Calvert **MINUTES OF MEETING:**  
 February 21, 2014  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 1454 W. 47<sup>th</sup> Street

**NATURE OF REQUEST:** Application for a special use under Chapter 17 of the Zoning Ordinance for the approval to establish a new drive-through lane and relocate an existing drive-through window for a renovated restaurant.

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

MAY 08 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

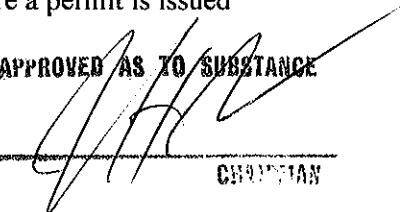
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 21, 2014 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on October 3, 2014; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a new drive-through lane and relocate an existing drive-through window for a renovated restaurant; 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 new drive-through lane and relocation of an existing drive-through window for a renovated restaurant provided the development is established consistent with the design, layout, materials and plans prepared by Watermark Engineering and dated December 14, 2012.

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:** McDonald's Corporation **CAL NO.:** 37-13-Z  
**APPEARANCE FOR:** Brandon Calvert **MINUTES OF MEETING:**  
 February 21, 2014  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 1454 W. 47<sup>th</sup> Street

**NATURE OF REQUEST:** Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to increase the 4,000 square foot maximum gross floor area of a commercial establishment by not more than 10% (400 square feet) for a proposed one-story addition to an existing restaurant.

**ACTION OF BOARD-  
 VARIATION GRANTED**

MAY 08 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

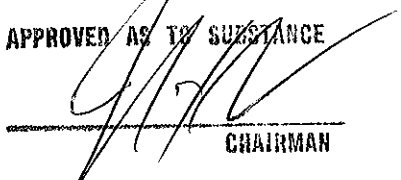
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 21, 2014 after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on October 3, 2013 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. 377-13-S to establish a new drive-through lane and relocate an existing drive-through window for a renovated restaurant; the applicant shall also be permitted to increase the 4,000 square foot maximum gross floor area of a commercial establishment by not more than 10% (400 square feet) for a proposed one-story addition to the existing restaurant 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:** L.A. Recycling, Inc.

**CAL NO.:** 404-13-S

**APPEARANCE FOR:**

**MINUTES OF MEETING:**

February 21, 2014

**APPEARANCE AGAINST:**

**PREMISES AFFECTED:** 3345 W. 31st Street

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

**ACTION OF BOARD-**  
CASE CONTINUED TO MARCH 21, 2014

**THE VOTE**

MAY 08 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:** Oswaldo Guillen **CAL NO.:** 409-13-S  
**APPEARANCE FOR:** Same **MINUTES OF MEETING:**  
February 21, 2014  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 1627 N. Wolcott Avenue

**NATURE OF REQUEST:** Application for a special use under Chapter 17 of the Zoning Ordinance for the approval to enclose an existing roof deck.

**ACTION OF BOARD-**  
APPLICATION APPROVED

**THE VOTE**

MAY 08 2014

CITY OF CHICAGO

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
		X

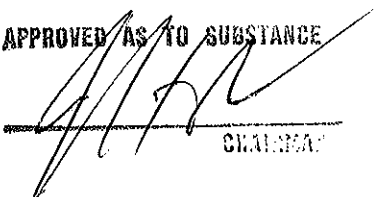
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 21, 2014 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on October 31, 2013; 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 enclose an existing roof deck; 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 proposal to enclose an existing roof deck, provided the development is established consistent with the design, layout and plans prepared by Kevin Thomas Kazimer and dated April 26, 2013.

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:**

Marijus Jankkunas

**CAL NO.:** 427-13-S

**APPEARANCE FOR**

**MINUTES OF MEETING:**

February 21, 2014

**APPEARANCE AGAINST:**

**PREMISES AFFECTED:**

3201 N. Cicero Avenue

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

**ACTION OF BOARD-**

CASE CONTINUED TO MARCH 21, 2014

**THE VOTE**

MAY 08 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:** Acus Inc. - DBA Nomobo Salon **CAL NO.:** 4-14-S  
**APPEARANCE FOR:** Michelle Wilson **MINUTES OF MEETING:**  
 February 21, 2014  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 1415 N. Ashland Avenue

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

**ACTION OF BOARD-**  
 APPLICATION APPROVED

**THE VOTE**

MAY 08 2014  
 CITY OF CHICAGO

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
		X

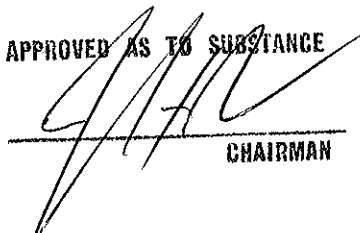
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 21, 2012 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on December 6, 2012; 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 payday loan facility; 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 will also require that the applicant provide on premise security during business hours; 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 Housing and Economic Development recommends approval of the proposed payday loan facility, provided the development is constructed consistent with the building elevations and site and landscape plan dated December 14, 2012.

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

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

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

**APPLICANT:** B & J Archer Station

**CAL NO.:** 10-14-S

**APPEARANCE FOR:**

**MINUTES OF MEETING:**  
February 21, 2014

**APPEARANCE AGAINST:**

**PREMISES AFFECTED:** 4710 S. Archer Avenue

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

**ACTION OF BOARD-**  
CASE CONTINUED TO MARCH 21, 2014

**THE VOTE**

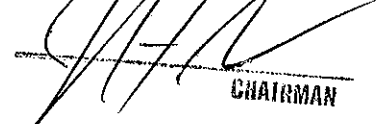
MAY 08 2014

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:**

Theodore Fisher

**CAL NO.:** 13-14-Z

**APPEARANCE FOR:**

**MINUTES OF MEETING:**

February 21, 2014

**APPEARANCE AGAINST:**

**PREMISES AFFECTED:**

416 W. Webster 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 25.48' to 0' to reduce the combined side yard setback from 5' to 0'; and, to reduce the rear alley line setback from 1' to 0' for a proposed two-car garage with an existing partially trellised and partially covered roof deck connected to an existing three-story single family residence.

**ACTION OF BOARD-**

CASE CONTINUED TO MARCH 21, 2014

**THE VOTE**

MAY 08 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:** Greater Temple M.B. Church **CAL NO.:** 19-14-S  
**APPEARANCE FOR:** Same **MINUTES OF MEETING:**  
 February 21, 2014  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 9712 S. Vincennes

**NATURE OF REQUEST:** Application for a special use under Chapter 17 of the Zoning Ordinance for the approval to establish a 257 -seat religious assembly facility and construct a one-story front addition.

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

**THE VOTE**

MAY 08 2014

CITY OF CHICAGO

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
		X

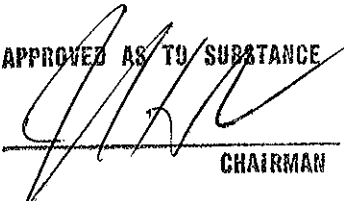
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 21, 2014 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 2, 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 257 seat religious assembly facility and to also construct a one story front addition; 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 257-seat religious assembly facility provided the development is established consistent with the design, layout, materials and plans prepared by Beckley Engineering and dated June 25, 2013.

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:** Yu Xiang / DBA VIP Feet Feel Spa **CAL NO.:** 23-14-S  
**APPEARANCE FOR:** Marian Ming **MINUTES OF MEETING:**  
 February 21, 2014  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 3347 N. Clark Street 1st Floor, Unit C

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

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

**THE VOTE**

MAY 08 2014  
 CITY OF CHICAGO

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


AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
		X

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 21, 2014 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 2, 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 massage 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 massage salon provided a clear and unobstructed view is maintained into the waiting area from the adjacent public right-of-way at all times.

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:** Tree House Humane Society

**CAL NO.:** 34-14-S

**APPEARANCE FOR:**

**MINUTES OF MEETING:**

February 21, 2014

**APPEARANCE AGAINST:**

**PREMISES AFFECTED:**

**NATURE OF REQUEST:** Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of an animal service/ shelter facility.

**ACTION OF BOARD-**  
CASE CONTINUED TO APRIL 25, 2014

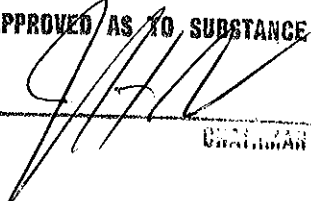
**THE VOTE**

MAY 08 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  
  
CHIEF CLERK

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

**APPLICANT:** GLPE, LLC **CAL NO.:** 241-13-S  
**APPEARANCE FOR:** Thomas Moore **MINUTES OF MEETING:**  
July 19, 2013  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 951-55 W. Huron Street

**NATURE OF REQUEST:** Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of 12 required ground level parking spaces in a proposed four-story 12 dwelling-unit building.

**ACTION OF BOARD-**  
APPLICATION APPROVED

**THE VOTE**

MAY 08 2014  
CITY OF CHICAGO

JONATHAN SWAIN  
JUDY MARTINEZ-FAYE  
SAM TOIA  
SHEILA O'GRADY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

**THE RESOLUTION:**

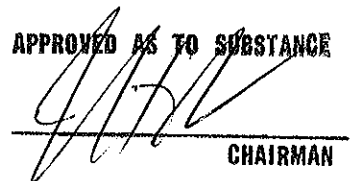
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 19, 2013 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on July 4, 2013 ; and

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 12 required ground level parking spaces in a proposed four-story 12 dwelling-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 Housing and Economic Development recommends approval of the ground level parking spaces, provided the development is constructed consistent with the site plan and building elevations dated July 19, 2013 by Space Architects + Planners.

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:** GLPE, LLC **CAL NO.:** 242-13-Z  
**APPEARANCE FOR:** Thomas Moore **MINUTES OF MEETING:**  
July 19, 2013  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 951-55 W. Huron Street

**NATURE OF REQUEST:** Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the required rear yard setback from 30' to 2' for a proposed four-story 12 dwelling-unit building.

**ACTION OF BOARD-  
VARIATION GRANTED**

**THE VOTE**

MAY 08 2014

CITY OF CHICAGO

JONATHAN SWAIN  
JUDY MARTINEZ-FAYE  
SAM TOIA  
SHEILA O'GRADY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

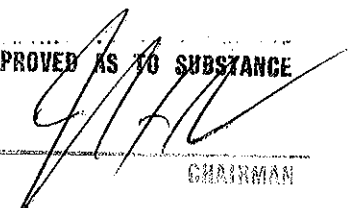
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 19, 2013 after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on July 4, 2013 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 property in Cal. No. 241-13-S, to permit the establishment of 12 ground level parking spaces; the applicant shall also be permitted to reduce the required rear yard setback from 30' to 2' for a proposed four-story 12 dwelling-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