

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

**APPLICANT:** Joe Manzella and Ashley Gold

**CAL NO.:** 128-14-Z

**APPEARANCE FOR:** Jessica Schramm

**MINUTES OF MEETING:**  
April 25, 2014

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 3624 North Magnolia 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 2.4' to 0.65' for a proposed third floor addition to an existing two-story single family residence with a detached two-car garage.

**ACTION OF BOARD-**  
VARIATION GRANTED

**THE VOTE**

JUL 01 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 April 25, 2014, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on April 10, 2014; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the north side yard setback to 0.65' for a proposed third floor addition to an existing two-story single family residence 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  
*[Signature]*

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

**APPLICANT:** Blanca Barrera

**CAL NO.:** 141-14-Z

**APPEARANCE FOR:**

**MINUTES OF MEETING:**  
April 25, 2014

**APPEARANCE AGAINST:**

**PREMISES AFFECTED:** 4857 W. Wolfram Street

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

**ACTION OF BOARD-**  
**DISMISSED FOR WANT OF PROSECUTION**

**THE VOTE**

SEP 09 2014

CITY OF CHICAGO

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		
X		

**APPROVED AS TO SUBSTANCE**

**CHAIRMAN**

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

**APPLICANT:** Heartland Illinois Food Corp. / DBA Burger King

**CAL NO.:** 26-14-S

**APPEARANCE FOR:**

**MINUTES OF MEETING:**

April 25, 2014

**APPEARANCE AGAINST:**

**PREMISES AFFECTED:** 2834 W. Irving Park Road

**NATURE OF REQUEST:** Application for a special use under Chapter 17 of the Zoning Ordinance for the approval to permit the re-establishment of an existing drive-through window for a renovated restaurant.

**ACTION OF BOARD-**  
CASE CONTINUED TO AUGUST 15, 2014

**THE VOTE**

JUL 01 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:** Franklin Super Foods & Liquor, Inc.

**CAL NO.:** 109-14-S

**APPEARANCE FOR:**

**MINUTES OF MEETING:**

April 25, 2014

**APPEARANCE AGAINST:**

**PREMISES AFFECTED:** 501 N. Kedzie Avenue

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

**ACTION OF BOARD-**  
CASE CONTINUED TO JULY 18, 2014

**THE VOTE**

JUL 01 2014

CITY OF CHICAGO

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

*[Handwritten signature]*  
APPROVED AS TO CONTENT  
[Illegible text]