

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

APPLICANT: 850, LLC

CAL NO.: 182-11-S

APPEARANCE FOR:

MINUTES OF MEETING:

August 19, 2011

APPEARANCE AGAINST:

PREMISES AFFECTED: 850 N. DeWitt Place

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval to increase the number of leased parking spaces in an existing parking garage from 38 to 68 parking spaces

ACTION OF BOARD-
CASE CONTINUED TO AUGUST 19, 2011

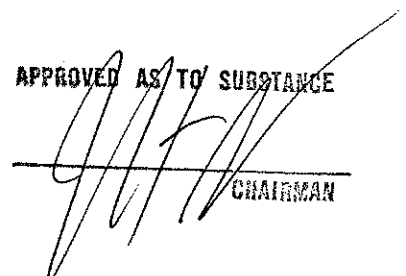
THE VOTE

APR 23 2012
CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
MICHAEL IVERS
LORI HEALEY
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE



CHAIRMAN

ZONING BOARD OF APPEALS
CITY OF CHICAGO

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



FEB 23 2012

CITY OF CHICAGO
ZONING BOARD OF APPEALS

Westside Grace Ministries

APPLICANT

189-11-S

CALENDAR NUMBER

536 N. LeClaire Avenue

PREMISES AFFECTED

August 19, 2011

MINUTES OF MEETING

Robert Rattler

APPEARANCE FOR APPLICANT

Alderman Jason Ervin and residents not represented by counsel

APPEARANCE AGAINST APPLICATION

NATURE OF REQUEST

Application for a special use to permit the establishment of a proposed transitional residence.

ACTION OF BOARD

THE VOTE

The application for special use is denied.

	AFFIRMATIVE	NEGATIVE	ABSENT
Jonathan Swain, Chair	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Lori Healey	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Michael Ivers	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Geraldine McCabe-Miele	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sam Toia	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

FACTS

The subject parcel is within a zone designated as RS-3 single-unit residential. The parcel is improved with an existing two-flat building. The applicant proposes to operate a transitional residence at this location, which requires approval by this Board as a special use under Zoning Ordinance 17-2-0207-B-11.

APPROVED AS TO SUBSTANCE


CHAIRMAN

TESTIMONY

ROBERT RATTLER, appeared as the attorney representing the applicant.

Mr. Rattler testified that the applicant had held a community meeting a month ago, and the community was not in favor of their proposed use.

EDWARD LANG, a certified general real estate appraiser, testified in support of the application.

Mr. Lang testified that he has been an appraiser for 34 years. He testified that he is familiar with subject property. He had inspected the property and reviewed the neighborhood to ascertain the conditions in the location.

Mr. Lang testified that the proposed use complies with all applicable standards of the Zoning Ordinance. The existing building is a two-unit apartment building constructed in 1907 with a gross building area of 1257 square feet over a full, unfinished basement. Each floor features seven total rooms with three bedrooms and one bath. This structure meets the requirements of the RS-3 residential single-unit detached housing district.

Mr. Lang testified that the proposed use of the property is in the interest of the public convenience and will not have any significant adverse effect on the general welfare of the neighborhood or community, and would not unfavorably impact upon the public health, safety, and welfare of the neighborhood. Mr. Lang testified that the proposed use will not cause substantial injury in value to the other properties in the neighborhood where the property is located. Mr. Lang presented a report provided by the Austin Chamber of Commerce noting that Austin ranks first in number of foreclosed housing units out of 76 Chicago community neighborhoods. Mr. Lang testified that according to the census tract data, 55% of the neighborhood is absentee-owned and only 45% is owner-occupied. Mr. Lang testified that 80% of housing values in the neighborhood are below \$100,000, and the remaining 20% range from \$100,000 to \$150,000. Mr. Lang testified that the proposed use of this property with good maintenance would continue to maintain the value of the property and its place in the neighborhood.

Mr. Lang testified that the property is compatible with the character of the surrounding area in terms of site planning and building scale and project design. The existing improvements are compatible to residential properties of similar character and quality as the surrounding area. Mr. Lang testified that no physical modifications are necessary to optimize the property.

Mr. Lang testified that the proposed use would be compatible with the character of the surrounding area in terms of operating characteristics including hours of operation, outdoor lighting, noise, and traffic generation. Mr. Lang testified that the operation would be in compliance with neighborhood activity. The location and proposed use is convenient for assisting transitioning troubled residents into the community as productive citizens. Mr. Lang testified that operation of this facility will not adversely affect other property values in the community.

Mr. Lang testified that the proposed use is designed to promote pedestrian safety and comfort.

Upon cross-examination, Mr. Lang testified that he is an expert real estate appraiser, but not an expert on the operation of transitional residences.

MICHAEL A. MCDANIEL, founder and pastor of Westside Grace Ministries, testified in support of the application.

Mr. McDaniel testified that Westside Grace Ministries was organized in September 2005. The ministries provide social service outreach including free legal clinics, food pantries, and clothes distribution, and they are in the process of setting up a math and science academy and transitional house for homeless.

Mr. McDaniel testified that Westside Grace Ministries is located in Oak Park. The Ministries purchased the subject property in June 2010 for \$40,000 and has invested \$60,000 in rehabilitating the building because the property had been vacant for years. The rehab is now complete and the property meets building code requirements.

Mr. McDaniel testified that the proposed program was designed with the City's Department of Family and Support Services guidelines to reduce the number of homeless people in Chicago. The organization has linking agreements with established agencies that the City has sanctioned as "wraparound programs" that will provide residents with free computer training, job readiness, transportation to and from job interviews, free medical assistance, and job placements. The program is designed to help people who are homeless move to permanent housing and will help meet City's goals to reduce the number of homeless. This program will serve homeless men who have been referred from an agency with a linking agreement.

Mr. McDaniel testified that the program administrators have years of experience, and the subject site will have 24-hour staffing and a case manager, as well as a surveillance system that will allow internet monitoring. Mr. McDaniel testified that the staff have not been hired yet so there is no testimony about operational specifics. The staff will be provided by Westside Health Authority. Mr. McDaniel testified that funding is provided by donations to their ministries, but residents with income will be required to pay 40% of their income. Westside Grace Ministries will apply for other funding if the qualifying transitional home is established.

Mr. McDaniel testified that there are at least two other transitional homes within a mile of this location. Mr. McDaniel reported that the Alderman has said that there is one directly across from his house in the 4100 block of Washington, and there is also a facility near the Alderman's office called Hands on Hands. Mr. McDaniel testified that he is not aware of any complaints to the Alderman about either.

ALDERMAN JASON ERVIN, of the 28th Ward, testified in opposition to the application.

Mr. Ervin testified that he lives in 4200 block of Washington, and the Primo Center for Women and Children is located in that block. Mr. Ervin testified that such a women's facility cannot be considered comparable to the proposed use which will serve homeless men.

Mr. Ervin testified that the proposed use would not meet Zoning Ordinance criteria. The use will have a significant adverse impact on the welfare of the general community and it is not compatible with the character of the surrounding area in terms of the operating characteristics. Mr. Ervin testified that the subject parcel is located in a primarily residential district with single- and two-family uses, that is two to three blocks from any arterial street.

Mr. Ervin also testified that there was a community meeting held on July 26th at which there was an overwhelming objection to the approval of this project. Mr. Ervin

testified that none of the information regarding this application was submitted to residents until the application was made and the required notices were sent.

WILLIE ZELL, resident of 540 N LeClaire, testified in opposition to the application.

Mr. Zell testified that he was representing residents of the 500 and 400 blocks of North LeClaire and the 400 block of North Leamington.

Mr. Zell testified that the community had been given varying description of the proposed use from Mr. McDaniel. Mr. Zell testified that these proposed uses had included a food pantry, a transitional residence for ex-felons, and a homeless shelter. The community was never given any logistics about the proposed transitional home.

Mr. Zell testified that the residents of the community are majority women, children, and elderly, and the residents are concerned for the security risk of operating the proposed facility in a residential area. Mr. Zell testified that unlike the greater Austin area, there are currently only three residences vacant on this block, one due to a fire in January. These blocks are not representative of the entire Austin community's vacancy issues.

MONETTE PASQUIER, resident 511 N LeClaire, testified in opposition to the application.

Ms. Pasquier testified that hers is a family of three with two small children, and she was speaking on behalf of the senior citizens on her block. Ms. Pasquier testified that they are afraid for the transitional home coming in because the proposed use would not fit in with the neighborhood.

DEACON ANDREW WASHINGTON, resident of 444 N. Leamington Ave., testified in opposition to the application.

Mr. Washington testified that he has lived in the neighborhood for 38 years, and he grandchildren and great-grandchildren also live in neighborhood, with one daughter at 442 N LeClaire. Mr. Washington testified that the neighborhood had previously dealt with a similar use at 501 N. Leamington. In that case, if residents weren't back to the residence by a certain hour, they would end up elsewhere in the neighborhood, including in his backyard. Mr. Washington testified that that prior use ended in 2005.

WILLIE M. MARTIN, resident at 510 N LeClaire, testified in opposition to the application.

Ms. Martin testified that she has lived in the neighborhood for 42 years and the neighborhood has improved in that time so it is not like the rest of Austin. Ms. Martin testified that she is more concerned with how the applicant has presented this proposal than with the specifics of what they propose.

The Department of Housing and Economic Development recommended that the application be approved, provided no more than 10 clients reside there at a time.

FINDINGS

Pursuant to Section 17-13-0905-A of the Chicago Zoning Ordinance, the Board makes the following findings with reference to the Applicant's application for a Special Use.

1. The proposed use complies with all applicable standards of the Zoning Ordinance.

The Board received testimony that the building complies with all the standards for the RS-3 zone. This Zoning Ordinance standard is met.

2. The proposed use is not in the interest of the public convenience and will have a significant adverse impact on the general welfare of the neighborhood or community.

The proposed use would not serve the surrounding community. The testimony before the Board suggested that the applicant has presented several potential uses for this property, but the applicant was unable to provide evidence detailing the how the subject proposed use would be operated to ensure that the use would be compatible with the neighborhood and would not impair the neighbors' safety or welfare. The Board received testimony that the proposed use would not affect the property values of the surrounding neighborhood, but the applicant present no evidence to rebut the opposing witnesses' testimony that there would be an adverse impact. This Zoning Ordinance standard is not met.

3. The proposed use is compatible with the character of the surrounding area in terms of site planning and building scale and project design.

The proposed use would remain a residential use, and the character of the existing building would not change. The building itself has already been significantly improved. The Board received testimony that the proposed use would not affect the property values of the surrounding neighborhood. This Zoning Ordinance standard is met.

4. The proposed use is not compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation.

The applicant did not provide evidence detailing the operational procedures of the proposed use would to ensure that the use would be compatible with the surrounding area. This Zoning Ordinance standard is not met.

5. The proposed use is designed to promote pedestrian safety and comfort.

The proposed use will not alter the existing building, and the Board received testimony that the use is designed to promote pedestrian safety and comfort. This Zoning Ordinance standard is met.

CONCLUSION

As the standards for granting a special use have not been met, the Zoning Board of Appeals hereby denies the requested special use.

This is a final decision subject to review under the Administrative Review Law (735 ILCS 5/3).

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

APPLICANT: Esmerelda Vasquez **CAL NO.:** 193-11-Z
APPEARANCE FOR: Paul Kolpak **MINUTES OF MEETING:**
 August 19, 2011
APPEARANCE AGAINST: None
PREMISES AFFECTED: 3236-40 S. Bell Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance to reduce the total side yard combination from the required 5' to 3.8' to allow the subdivision of one zoning measuring 50' x 130.05' into two zoning lots which will each measure 25' x 130.05'.

**ACTION OF BOARD-
 VARIATION GRANTED**

THE VOTE

APR 23 2012
 CITY OF CHICAGO
 ZONING BOARD OF APPEALS

JONATHAN SWAIN
 GIGI McCABE-MIELE
 MICHAEL IVERS
 LORI HEALEY
 SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

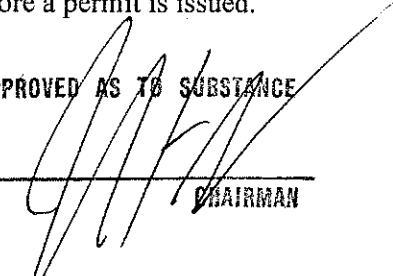
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 19, 2011, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on June 2, 2011 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 submitted evidence that showed that in the past, the property was two separate lots; recorded deeds were submitted that showed the property as two separate lots; the applicant shall be permitted to reduce the total side yard combination to 3.8' to allow the subdivision of one zoning measuring 50'x 130.05' into two zoning lots which will each measure 25' x 130.05'; 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: Thomas Barthelmess

CAL NO.: 199-11-Z

APPEARANCE FOR:

MINUTES OF MEETING:
August 19, 2011

APPEARANCE AGAINST:

PREMISES AFFECTED: 3030 West Cortland Street

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval of the establishment of reduce the front yard setback from the required 20' to 11.25' to allow for a proposed detached garage.

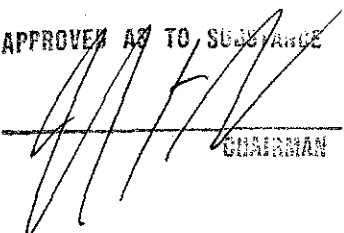
ACTION OF BOARD-
WITHDRAWN ON MOTION OF THE APPLICANT

THE VOTE

APR 23 2012
CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
MICHAEL IVERS
LORI HEALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Prestige of Chicago Inc. DBA Estrada CAL NO.: 210-11-Z

APPEARANCE FOR: MINUTES OF MEETING:
August 19, 2011

APPEARANCE AGAINST:

PREMISES AFFECTED: 2639-2641 W. Peterson Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a proposed public place of amusement license for DJ music and dancing which shall be located with 125' of a residential zoning district.

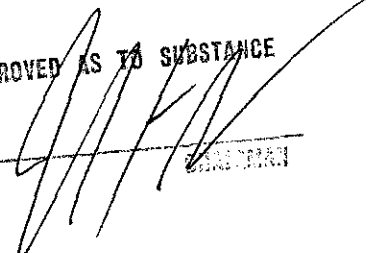
ACTION OF BOARD-
CASE CONTINUED TO OCTOBER 21, 2011

THE VOTE

APR 23 2012
CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
MICHAEL IVERS
LORI HEALEY
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE

ZONING BOARD

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

APPLICANT: West Lakeview Liquors, Inc.

CAL NO.: 216-11-S

APPEARANCE FOR: Thomas Moore

MINUTES OF MEETING:
August 19, 2011

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2154-56 W. Addison Street

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of the proposed expansion of an existing liquor store located at 2156 W. Addison into 2154 W. Addison

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

APR 23 2012

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
MICHAEL IVERS
LORI HEALEY
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

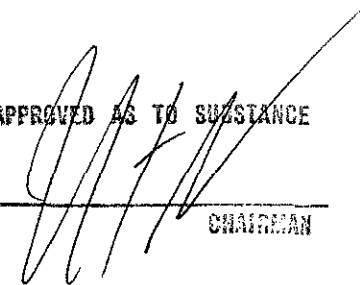
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 19, 2011 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on June 2, 2011; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to expand the existing liquor store; expert testimony was offered that because the use is existing, the proposed expansion 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 this location; the Board will grant the special use, however it is granted to applicant only and may not be transferred to another party; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Republic Bank **CAL NO.:** 219-11-S
APPEARANCE FOR: Endy Zemenides **MINUTES OF MEETING:**
August 19, 2011
APPEARANCE AGAINST: None
PREMISES AFFECTED: 2720 W. Devon Avenue

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a proposed drive-through facility to serve an existing bank.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

APR 23 2012

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

JONATHAN SWAIN
GIGI McCABE-MIELE
MICHAEL IVERS
LORI HEALEY
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

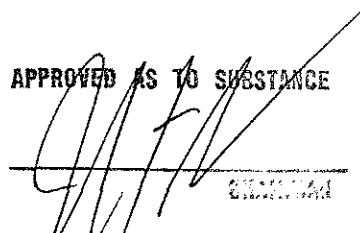
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 19, 2011 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on June 2, 2011; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a drive-through facility which will serve an existing bank; expert testimony was offered that the use would not have a negative impact on the community and is in character with the surrounding 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 this location; 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 drive-through facility to serve an existing bank, provided the development is constructed consistent with the site and landscape plan dated August 18, 2011 by Tech Metra Ltd.

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: Masjid Al Farooq **CAL NO.:** 222-11-S
APPEARANCE FOR: James Banks **MINUTES OF MEETING:**
 August 19, 2011
APPEARANCE AGAINST: None
PREMISES AFFECTED: 8953-63 S. Stony Island Avenue

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a proposed required off-site parking lot to serve an existing religious assembly facility located at 8950 S. Stony Island Ave.

ACTION OF BOARD-
 APPLICATION APPROVED

THE VOTE

APR 23 2012
 CITY OF CHICAGO
 ZONING BOARD OF APPEALS

JONATHAN SWAIN
 GIGI McCABE-MIELE
 MICHAEL IVERS
 LORI HEALEY
 SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
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X		

THE RESOLUTION:

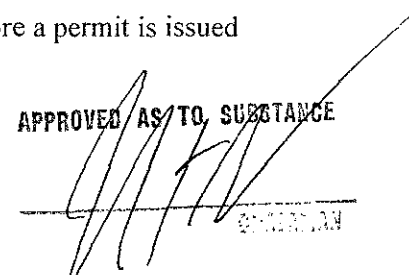
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 19, 2011 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on June 2, 2011; and

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 required off-site parking lot to serve an existing religious assembly facility located at 8950 S. Stony Island Ave; the Board will permit the applicant to establish the lot provided it is brought in to full compliance with the Landscape Ordinance; 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 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 this location; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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

APPROVED AS TO SUBSTANCE



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

APPLICANT: Masjid Al Farooq

CAL NO.: 223-11-Z

APPEARANCE FOR: James Banks

MINUTES OF MEETING:
August 19, 2011

APPEARANCE AGAINST: None

PREMISES AFFECTED: 8953-63 S. Stony Island Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval of the establishment of permit shared parking for two religious assembly uses.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

APR 23 2012

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
LORI HEALEY
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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THE RESOLUTION:

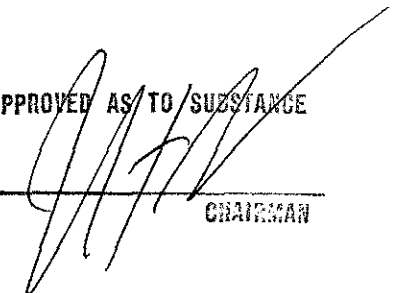
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 19, 2011, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on June 2, 2011 and

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 (Cal. No. 222-11-S) to establish an off-site parking lot to meet the parking requirements for the religious assembly located at 8950 S. Stony Island; the applicant shall now be permitted to establish shared parking for two religious assembly uses provided it is brought in to full compliance with the Landscape Ordinance; 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: Susana Luna D/B/A Beauty Salon **CAL NO.:** 227-11-S
APPEARANCE FOR: Thomas Moore **MINUTES OF MEETING:**
 August 19, 2011
APPEARANCE AGAINST: None
PREMISES AFFECTED: 3316 W. Lawrence Avenue

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

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

APR 23 2012
CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
 GIGI McCABE-MIELE
 MICHAEL IVERS
 LORI HEALEY
 SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

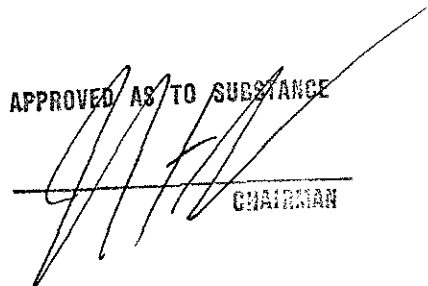
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 19, 2011 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on June 30, 2011; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a beauty salon at this location; the testimony of the appraiser was 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 this location; 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



CHAIRMAN

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

APPLICANT: Tri-State Financial Services, Inc.

CAL NO.: 229-11-S

APPEARANCE FOR:

MINUTES OF MEETING:

August 19, 2011

APPEARANCE AGAINST:

PREMISES AFFECTED: 3918-20 N. Cicero Avenue

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a proposed pay day loan store.

ACTION OF BOARD-
WITHDRAWN ON MOTION OF THE APPLICANT

THE VOTE

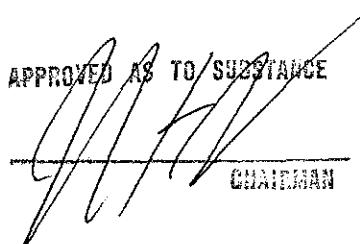
APR 23 2012

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
MICHAEL IVERS
LORI HEALEY
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: Terry Tsang **CAL NO.:** 237-11-Z
APPEARANCE FOR: Chris Leach **MINUTES OF MEETING:**
August 19, 2011
APPEARANCE AGAINST: None
PREMISES AFFECTED: 6216 N. Kedvale Ave.

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the south setback from the required 4.95' to 3.95' and the north side setback of 5.50' and to reduce the total combined side yard setback from 14.85' to 9.45' for a two- story single family residence with a two story open deck and basement.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

APR 23 2012

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
MICHAEL IVERS
LORI HEALEY
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

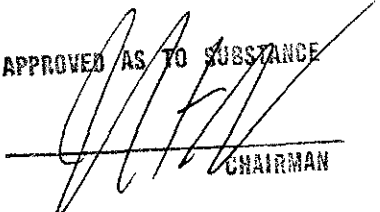
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 19, 2011, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on June 30, 2011 and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to construct a two- story single family residence with a two story open deck and basement whose south setback shall be 3.95' and the north side setback shall be 5.50' with a total combined side yard setback of 9.45'; 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: Gregory Fittershtein CAL NO.: 260-11-S
APPEARANCE FOR: Mark Kupiec MINUTES OF MEETING: August 19, 2011
APPEARANCE AGAINST: None
PREMISES AFFECTED: 1135 W. Bryn Mawr Avenue

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

ACTION OF BOARD- APPLICATION APPROVED

THE VOTE

APR 23 2012 CITY OF CHICAGO ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
LORI HEALEY
MICHAEL IVERS
SAM TOIA

Table with 3 columns: AFFIRMATIVE, NEGATIVE, ABSENT. Rows for Jonathan Swain, Gigi McCabe-Miele, Lori Healey, Michael Ivers, and Sam Toia, all with 'X' in the Affirmative column.

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 19, 2011 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 4, 2011; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a barber shop at this location; the testimony of the appraiser was that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further 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; 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 shop.

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

APPROVED AS TO SUBSTANCE [Signature] CHAIRMAN

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

APPLICANT: Habilitative Systems, Inc. CAL NO.: 262-11-S

APPEARANCE FOR: Donald Dew, Richard Jackson MINUTES OF MEETING:

August 19, 2011

APPEARANCE AGAINST: None

PREMISES AFFECTED: 550 N. Pine Street

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

ACTION OF BOARD- APPLICATION APPROVED

THE VOTE

APR 23 2012

CITY OF CHICAGO ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
MICHAEL IVERS
LORI HEALEY
SAM TOIA

Table with 3 columns: AFFIRMATIVE, NEGATIVE, ABSENT. Rows for Jonathan Swain, Gigi McCabe-Miele, Michael Ivers, Lori Healey, Sam Toia. All 'AFFIRMATIVE' cells contain an 'X'.

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 19, 2011 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 4, 2011; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a transitional residence which with no more than twenty-eight clients residing at the facility at one time; 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 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 this location; 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 transitional residence, provided that there are no more that twenty-eight clients residing at the facility.

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

APPROVED AS TO SUBSTANCE
[Signature]
CHAIRMAN

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

APPLICANT: John C. McGrath **CAL NO.:** 263-11-Z
APPEARANCE FOR: Gary Wigoda **MINUTES OF MEETING:**
August 19, 2011
APPEARANCE AGAINST: None
PREMISES AFFECTED: 5762 S. Harper Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the south side setback to 1.25' and the north side setback to 2.55' instead of the minimum 4' and reduce the combined side setback from 7.8' to 3.8' for a proposed north and south dormer addition and to increase the height from 30' to 33' and to increase maximum floor area ratio for a detached house in an RS-2 District that does not result in a floor area ratio of more than .75.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

APR 23 2012

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
MICHAEL IVERS
LORI HEALEY
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

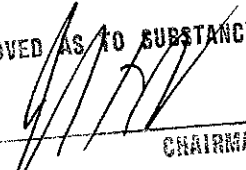
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 19, 2011, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on August 4, 2011 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 south side setback to 1.25' and the north side setback to 2.55' and reduce the combined side setback to 3.8' for a north and south dormer addition and to increase the height from 30' to 33' and to increase maximum floor area ratio for a detached house in an RS-2 District that does not result in a floor area ration of more than .75; 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: Pilsen Recycling Inc. **CAL NO.:** 264-11-S

APPEARANCE FOR: James Banks **MINUTES OF MEETING:**
August 19, 2011

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2513 S. Artesian Avenue

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a Class IV A Recycling facility within an existing one story structure.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

APR 23 2012

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
MICHAEL IVERS
LORI HEALEY
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 August 19, 2011 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 4, 2011; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a Class IV a recycling facility which shall be located inside an existing building; expert testimony was offered that the use would not have a negative impact on the community and is in character with the surrounding 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 this location; 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 Class IV recycling facility, provided the development is constructed consistent with the site plan dated July 1, 2011 by Schmidt Engineering, Inc. and the existing gravel parking area is paved. Also, the portion of S. Artesian Avenue from the applicant's southern property line north to W. 25th street is sprayed with water twice daily to minimize dust to surrounding properties.

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

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

APPLICANT: Palos Bank & Trust Company
ATUT # 16022

CAL NO.: 266-11-Z

APPEARANCE FOR: Mark Kupiec

MINUTES OF MEETING:
August 19, 2011

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3321 S. Morgan Street

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the minimum side setback from 2' to zero and the combined setback from 5' to zero to allow a 2nd floor open deck, a rear two-story open porch and a northeast rear roof landing, which will allow access to an open roof deck of an existing three story residential building.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

APR 23 2012

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
LORI HEALEY
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

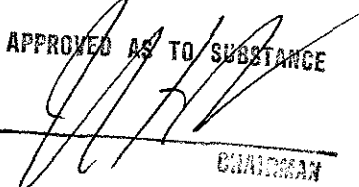
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 19, 2011, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on August 4, 2011 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 minimum side setback from 2' to zero and the combined setback from 5' to zero to allow a second floor open deck, a rear two-story open porch and a northeast rear roof landing, which will allow access to an open roof deck of an existing three story residential building; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Cash America, Inc, of Illinois **CAL NO.:** 267-11-S
 d/b/a Cash America Jewelry and Loan #22

APPEARANCE FOR: Michael J. Castellino **MINUTES OF MEETING:**
 August 19, 2011

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1334 N. Pulaski Road

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a pawn broker/lender (pawn shop).

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

JONATHAN SWAIN
 GIGI McCABE-MIELE
 MICHAEL IVERS
 LORI HEALEY
 SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
	X	
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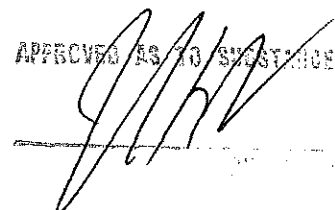
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 19, 2011 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 4, 2011; 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 pawn 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 this location 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 pawn broker / lender (pawn shop).

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

APPROVED AS TO SUBSTANCE


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

APPLICANT: Youth Outreach Services **CAL NO.:** 268-11-S
APPEARANCE FOR: Patrick Turner **MINUTES OF MEETING:** August 19, 2011
APPEARANCE AGAINST: None
PREMISES AFFECTED: 5910 W. Division

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a community center in a existing 2-story commercial building.

**ACTION OF BOARD-
APPLICATION APPROVED**

THE VOTE

APR 23 2012
 CITY OF CHICAGO
 ZONING BOARD OF APPEALS

JONATHAN SWAIN
 GIGI McCABE-MIELE
 MICHAEL IVERS
 LORI HEALEY
 SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		
X		

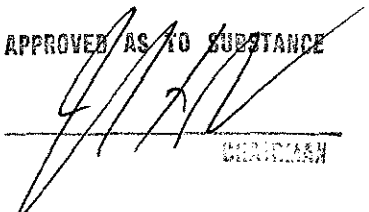
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held in August 19, 2011 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 4, 2011; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a community center which shall be located within an existing two-story 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 this location; 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 community center, provided the development is constructed consistent with the site plan dated August 19, 2011.

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: Joel Cohen CAL NO.: 269-11-Z

APPEARANCE FOR: John Pikarski MINUTES OF MEETING: August 19, 2011

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2141 N. Magnolia Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the side yard combination from 10' to 5' with zero on the north and 5' on the south and to increase the building height from 38' to 41' -9" for a proposed three-story single- family residence.

ACTION OF BOARD- VARIATION GRANTED

THE VOTE

APR 23 2012

CITY OF CHICAGO ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
MICHAEL IVERS
LORI HEALEY
SAM TOIA

Table with 3 columns: AFFIRMATIVE, NEGATIVE, ABSENT. Rows for Jonathan Swain, Gigi McCabe-Miele, Michael Ivers, Lori Healey, Sam Toia. All 'AFFIRMATIVE' cells contain an 'X'.

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 19, 2011, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on August 4, 2011 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 side yard combination from 10' to 5' with zero on the north and 5' on the south and to increase the building height from 38' to 41' -9" for a proposed three-story single- family residence; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE [Signature]

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

APPLICANT: Lamar Advertising

CAL NO.: 270-11-A

APPEARANCE FOR:

MINUTES OF MEETING:
August 19, 2011

APPEARANCE AGAINST:

PREMISES AFFECTED: 605 W. Belmont

NATURE OF REQUEST: Application for a appeal under Chapter 17 of the Zoning Ordinance from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a changing image sign which has been installed without a permit and is located on a pedestrian street.

ACTION OF BOARD-
CASE CONTINUED TO OCTOBER 19, 2011

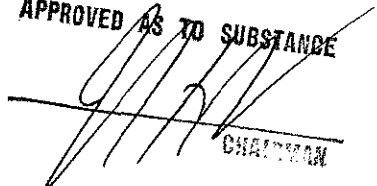
THE VOTE

APR 23 2012

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
MICHAEL IVERS
LORI HEALEY
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: Forest Recyclers Inc.
d/b/a Englewood Auto Parts
APPEARANCE FOR: Mark Kupiec
APPEARANCE AGAINST: None
PREMISES AFFECTED: 620 W. 59th Street

CAL NO.: 271-11-S

MINUTES OF MEETING:
August 19, 2011

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

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

APR 23 2012

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
MICHAEL IVERS
LORI HEALEY
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

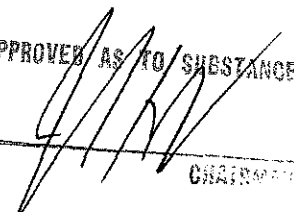
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 19, 2011 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 4, 2011; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a Class IV A recycling facility 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 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 this location; 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 Class IV A recycling facility, provided the development is constructed consistent with the site plan dated August 11, 2011. Also per the applicant's August 11, 2011 letter, the applicant agrees to paint and tuck point the existing buildings, paint the fence surrounding the property to one color and remove the weeds and grass from the parkway and sidewalk along S. Lowe Avenue.

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

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Chicago Match Race, NFP

CAL NO.: 272-11-S

APPEARANCE FOR:

MINUTES OF MEETING:
August 19, 2011

APPEARANCE AGAINST:

PREMISES AFFECTED: 673 W. Roscoe Street

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a private club/lodge.

ACTION OF BOARD-
CASE CONTINUED TO NOVEMBER 18, 2011

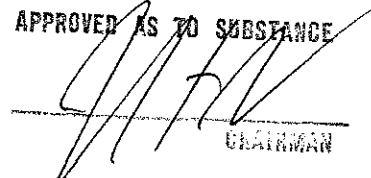
THE VOTE

APR 23 2012
CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
MICHAEL IVERS
LORI HEALEY
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: Chicago Match Race, NFP

CAL NO.: 273-11-Z

APPEARANCE FOR:

MINUTES OF MEETING:
August 19, 2011

APPEARANCE AGAINST:

PREMISES AFFECTED: 673 W. Roscoe Street

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the required 10' total combined side yards with neither less than 4' to 7' total with 3'-6" each east and west side yards, and reduce the required 39.92' rear yard setback to 37.33'.

ACTION OF BOARD-

CASE CONTINUED TO NOVEMBER 18, 2011

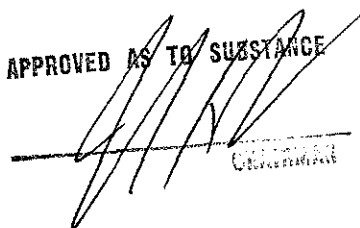
THE VOTE

JONATHAN SWAIN
GIGI McCABE-MIELE
MICHAEL IVERS
LORI HEALEY
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

APR 23 2012

CITY OF CHICAGO
ZONING BOARD OF APPEALS

APPROVED AS TO SUBSTANCE

Clerk

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

APPLICANT: SK Trade Inc. **CAL NO.:** 274-11-S
APPEARANCE FOR: Lema Korshid **MINUTES OF MEETING:**
 August 19, 2011
APPEARANCE AGAINST: None
PREMISES AFFECTED: 3744 N. Broadway

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

**ACTION OF BOARD-
 APPLICATION APPROVED**

THE VOTE

APR 23 2012
 CITY OF CHICAGO
 ZONING BOARD OF APPEALS

JONATHAN SWAIN
 GIGI McCABE-MIELE
 MICHAEL IVERS
 LORI HEALEY
 SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

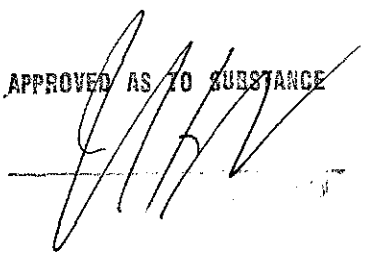
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 19, 2011 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 4, 2011; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a valuable objects dealers license at this location; expert testimony was offered that the use would not have 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 this location; 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 valuable objects dealer's license.

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: Garden Walk Banquets CAL NO.: 275-11-S

APPEARANCE FOR: MINUTES OF MEETING:

August 19, 2011

APPEARANCE AGAINST:

PREMISES AFFECTED: 3710 W. Fullerton Avenue

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of an accessory off-site parking lot with 26 parking spaces for a banquet hall located at 3705 W. Fullerton.

ACTION OF BOARD-
CASE CONTINUED TO OCTOBER 21, 2011

THE VOTE

JONATHAN SWAIN
GIGI McCABE-MIELE
MICHAEL IVERS
LORI HEALEY
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

APR 23 2012
CITY OF CHICAGO
ZONING BOARD OF APPEALS

APPROVED AS TO SUBSTANCE

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

APPLICANT: Liberty Temple Church of God In Christ **CAL NO.:** 276-11-S
APPEARANCE FOR: Benjamin Schuster **MINUTES OF MEETING:**
 August 19, 2011
APPEARANCE AGAINST: None
PREMISES AFFECTED: 5222 S. Halsted Street

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a new two-story community center with gymnasium and office space.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

APR 23 2012
 CITY OF CHICAGO
 ZONING BOARD OF APPEALS

JONATHAN SWAIN
 GIGI McCABE-MIELE
 MICHAEL IVERS
 LORI HEALEY
 SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

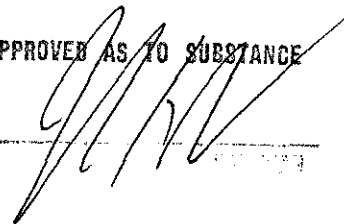
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 19, 2011 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 4, 2011; 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 two story community center which will house a gymnasium and office space; expert testimony was offered that the use would not have negative impact on the surrounding community and is in character with the surrounding 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 this location; 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 community center, provided the development is constructed with final DHED approval of the site plan and elevations by MDM Design Group, Inc.

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: Diamond Properties Group, LLC **CAL NO.:** 277-11-Z
APPEARANCE FOR: Mark Kupiec **MINUTES OF MEETING:**
 August 19, 2011
APPEARANCE AGAINST: None
PREMISES AFFECTED: 1634 N. Bosworth Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to expand an existing building by not more than 15% of the floor area that has existed for 50 years prior to the passage of the zoning code by duplexing the 3rd floor dwelling unit into the attic space for a total of three dwelling units within the building.

**ACTION OF BOARD-
 VARIATION GRANTED**

THE VOTE

APR 23 2012
 CITY OF CHICAGO
 ZONING BOARD OF APPEALS

JONATHAN SWAIN
 GIGI McCABE-MIELE
 MICHAEL IVERS
 LORI HEALEY
 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 August 19, 2011, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on August 4, 2011 and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to expand an existing building by not more than 15% of the floor area that has existed for 50 years prior to the passage of the zoning code by duplexing the third floor dwelling unit into the attic space for a total of three dwelling units within the 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

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

APPLICANT: 940 Weed Street

CAL NO.: 278-11-S

APPEARANCE FOR: John George

MINUTES OF MEETING:

August 19, 2011

APPEARANCE AGAINST: None

PREMISES AFFECTED: 940 W. Weed Street

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of an inter track wagering facility within an existing 1-story building.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

APR 23 2012

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
MICHAEL IVERS
LORI HEALEY
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

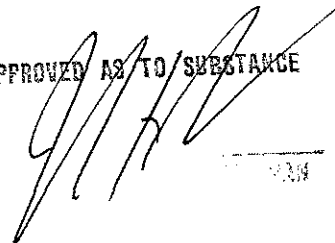
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 19, 2011 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 4, 2011; 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 inter track wagering facility which shall be located within an existing one-story 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 this location; 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 inter track wagering facility.

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: Exsalonce Ltd. **CAL NO.:** 279-11-S
APPEARANCE FOR: Endy Zemenides **MINUTES OF MEETING:**
 August 19, 2011
APPEARANCE AGAINST: None
PREMISES AFFECTED: 2150-54 W. Roscoe

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of the expansion of an existing hair salon at 2150 W. Roscoe Street.

ACTION OF BOARD-
 APPLICATION APPROVED

THE VOTE

APR 23 2012
 CITY OF CHICAGO
 ZONING BOARD OF APPEALS

JONATHAN SWAIN
 GIGI McCABE-MIELE
 MICHAEL IVERS
 LORI HEALEY
 SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

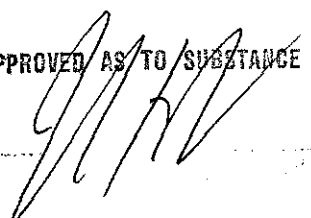
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 19, 2011 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 4, 2011; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to expand an existing hair salon; expert testimony was offered that the expansion of the existing business would not have a negative impact on the surrounding community and is in character with the neighborhood; further 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 this location; 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 expansion of the existing hair 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: Lap Nguyen **CAL NO.:** 281-11-S
APPEARANCE FOR: Same **MINUTES OF MEETING:**
August 19, 2011
APPEARANCE AGAINST: None
PREMISES AFFECTED: 2000 W. Devon Avenue

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

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

APR 23 2012
 CITY OF CHICAGO
 ZONING BOARD OF APPEALS

JONATHAN SWAIN
 GIGI McCABE-MIELE
 MICHAEL IVERS
 LORI HEALEY
 SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

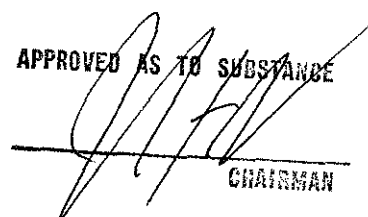
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 19, 2011 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 4, 2011; and

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

 CHAIRMAN

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

APPLICANT: EZPAWN Illinois, LLC

CAL NO.: 282-11-S

APPEARANCE FOR:

MINUTES OF MEETING:

August 19, 2011

APPEARANCE AGAINST:

PREMISES AFFECTED: 2138-2140 N. Milwaukee

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

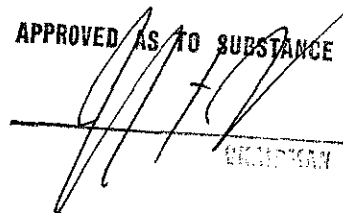
ACTION OF BOARD-
CASE CONTINUED TO SEPTEMBER 16, 2011

THE VOTE

APR 23 2012
CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
MICHAEL IVERS
LORI HEALEY
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE

SECRETARY

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

APPLICANT: EZPAWN, Illinois, Inc.

CAL NO.: 283-11-S

APPEARANCE FOR:

MINUTES OF MEETING:

August 19, 2011

APPEARANCE AGAINST:

PREMISES AFFECTED: 4300-60 S. Pulaski Road

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

ACTION OF BOARD-
CASE CONTINUED SEPTEMBER 16, 2011

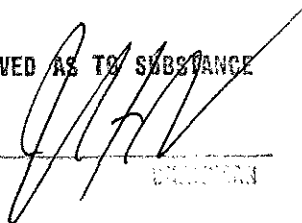
THE VOTE

APR 23 2012
CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
MICHAEL IVERS
LORI HEALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE



Jonathan Swain

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

APPLICANT: Christ the King Jesuit College Prep. **CAL NO.:** 284-11-S
APPEARANCE FOR: John George **MINUTES OF MEETING:**
 August 19, 2011
APPEARANCE AGAINST: None
PREMISES AFFECTED: 5069 W. Jackson Boulevard

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

ACTION OF BOARD-

THE VOTE

APR 23 2012
 CITY OF CHICAGO
 ZONING BOARD OF APPEALS

JONATHAN SWAIN
 GIGI McCABE-MIELE
 MICHAEL IVERS
 LORI HEALEY
 SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
RECUSED		
X		
X		

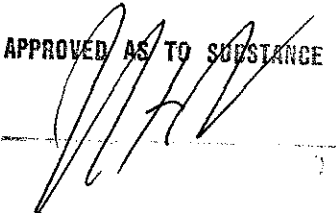
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 19, 2011 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 4, 2011; 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 group living facility; 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 this location; 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 group living facility.

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: Daniel Rojas

CAL NO.: 285-11-S

APPEARANCE FOR:

MINUTES OF MEETING:
August 19, 2011

APPEARANCE AGAINST:

PREMISES AFFECTED: 2924 N. Pulaski Road

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

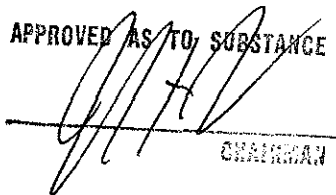
ACTION OF BOARD-
CASE CONTINUED TO OCTOBER 21, 2011

THE VOTE

APR 23 2012
CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
MICHAEL IVERS
LORI HEALEY
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: Cicero Archer NRG, LLC **CAL NO.:** 286-11-S
APPEARANCE FOR: Chris Leach **MINUTES OF MEETING:**
August 19, 2011
APPEARANCE AGAINST: None
PREMISES AFFECTED: 5400-24 S. Archer, 5137-57 S. LaCrosse, 5140-50 S. Cicero Avenue

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a drive-thru facility to serve a proposed 1- story retail building.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

APR 23 2012
 CITY OF CHICAGO
 ZONING BOARD OF APPEALS

JONATHAN SWAIN
 GIGI McCABE-MIELE
 MICHAEL IVERS
 LORI HEALEY
 SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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X		
X		

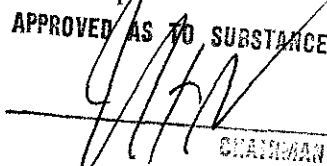
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 19, 2011 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 4, 2011; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a drive through which will serve a one-story retail building; 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 this location; testimony was also offered that the would not have a negative impact on the surrounding community and is in character with the neighborhood; 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 drive-through facility to serve a proposed retail building, provided the development is constructed consistent with the site plan and building elevations dated August 11, 2011 and the landscape plan dated August 4, 2011.

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: Cicero Archer NRG, LLC **CAL NO.:** 287-11-Z
APPEARANCE FOR: Chris Leach **MINUTES OF MEETING:**
August 19, 2011
APPEARANCE AGAINST: None
PREMISES AFFECTED: 5400-24 S. Archer, 5137-57 S. LaCrosse, 5140-50 S. Cicero Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to eliminate (1) required loading berth for a proposed retail building with a drive-thru.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

APR 23 2012
CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
MICHAEL IVERS
LORI HEALEY
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

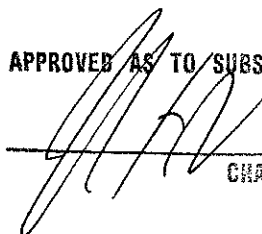
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 19, 2011, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on August 4, 2011 and

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 established for this location in Cal. No. 286-11-S. The applicant shall now be permitted to eliminate one required loading berth for the retail building; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Public Building Commission of Chicago **CAL NO.:** 288-11-Z

APPEARANCE FOR: Meg George **MINUTES OF MEETING:**
August 19, 2011

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1605 N. Troy Street

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the required 20 parking spaces by 20%, totaling 18 parking spaces, to construct a 1- story addition to an existing public library building.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

APR 23 2012

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
MICHAEL IVERS
LORI HEALEY
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
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X		
X		

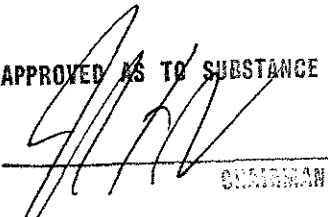
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 19, 2011, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on August 4, 2011 and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the required twenty parking spaces by not more 20 %. There will be a total of eight-teen parking spaces provided for the 1 story addition to the existing library; 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 McInerney **CAL NO.:** 289-11-S
APPEARANCE FOR: John Pikarski **MINUTES OF MEETING:**
 August 19, 2011
APPEARANCE AGAINST: None
PREMISES AFFECTED: 1350 W. Diversey Parkway

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a three-unit residential building in a B3-2 district.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

APR 23 2012
 CITY OF CHICAGO
 ZONING BOARD OF APPEALS

JONATHAN SWAIN
 GIGI McCABE-MIELE
 MICHAEL IVERS
 LORI HEALEY
 SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

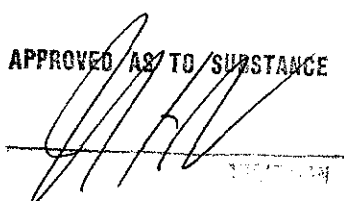
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 19, 2011 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 4, 2011; 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 three unit residential building in a B3-2 zoning district. 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 this location; 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-unit residential building in a B3-2 District.

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: Eamon McCauley,
as Court Appointed Receiver

CAL NO.: 290-11-Z

APPEARANCE FOR: James Banks

MINUTES OF MEETING:
August 19, 2011

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3339-3341 W. Argyle

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to increase the existing 17,508 sq. ft. by not more than 15% of the existing total square footage to allow a 1-story mechanical room addition to an existing 3-story 24 dwelling unit building.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

APR 23 2012

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
MICHAEL IVERS
LORI HEALEY
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 August 19, 2011, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on August 4, 2011 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 existing floor area (17, 508 square feet) by not more than 15% of the existing total square footage for a 1-story mechanical room addition which will serve an existing three story, twenty-four 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

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

APPLICANT: Chicago Board of Education

CAL NO.: 291-11-S

APPEARANCE FOR: Scott Borstein

MINUTES OF MEETING:
August 19, 2011

APPEARANCE AGAINST: None

PREMISES AFFECTED: 4221-25 N. Drake Avenue

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a required off-site parking lot with 20 parking spaces serving an existing school 4250 N. St. Louis Avenue

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

APR 23 2012

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
MICHAEL IVERS
LORI HEALEY
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

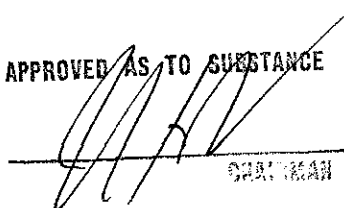
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 19, 2011 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 4, 2011; and

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 required off-site parking lot with twenty parking spaces which will serve an existing school located at 4250 N. St. Louis; 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 this location; 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 off-site parking lot, provided it is constructed consistent with the site and landscape plan dated June 21, 2011 by STV Incorporated.

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: Chicago Board of Education **CAL NO.:** 292-11-Z
APPEARANCE FOR: Scott Borstein **MINUTES OF MEETING:**
 August 19, 2011
APPEARANCE AGAINST: None
PREMISES AFFECTED: 4221-25 N. Drake Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the front setback from 20' to 7' and the side yard setback from 12' to 2' for an off-site parking lot with 20 parking spaces which shall be 120' from the school entrance at 4250 N. St. Louis Ave. to the parking entrance.

**ACTION OF BOARD-
 VARIATION GRANTED**

THE VOTE

APR 23 2012
 CITY OF CHICAGO
 ZONING BOARD OF APPEALS

JONATHAN SWAIN
 GIGI McCABE-MIELE
 MICHAEL IVERS
 LORI HEALEY
 SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 19, 2011, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on August 4, 2011 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. 291-11-S, to establish an off-site parking lot to serve an existing school; the applicant shall also be permitted to reduce the front setback to 7' and the side yard setback to 2' for an off-site parking lot with 20 parking spaces which shall be 120' from the school entrance at 4250 N. St. Louis Avenue to the parking entrance; 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: Mia Property Acquisitions LLC **CAL NO.:** 293-11-S
APPEARANCE FOR: James Banks **MINUTES OF MEETING:**
 August 19, 2011
APPEARANCE AGAINST: None
PREMISES AFFECTED: 3634 W. Montrose

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a residential use below the second floor.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

APR 23 2012
 CITY OF CHICAGO
 ZONING BOARD OF APPEALS

JONATHAN SWAIN
 GIGI McCABE-MIELE
 MICHAEL IVERS
 LORI HEALEY
 SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
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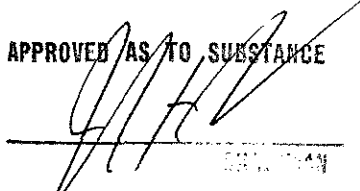
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 19, 2011 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 4, 2011; 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 which shall be located below the second floor; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the surrounding 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 this location; 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 establishment of a residential use below the second floor.

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: Mia Property Acquisitions, LLC **CAL NO.:** 294-11-S
APPEARANCE FOR: James J. Banks **MINUTES OF MEETING:**
 August 19, 2011
APPEARANCE AGAINST: None
PREMISES AFFECTED: 3640 W. Montrose

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a residential use below the second floor.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

APR 23 2012

**CITY OF CHICAGO
 ZONING BOARD OF APPEALS**

JONATHAN SWAIN
 GIGI McCABE-MIELE
 MICHAEL IVERS
 LORI HEALEY
 SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
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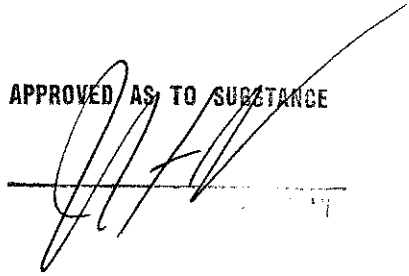
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 19, 2011 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 4, 2011; 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 which shall be located below the second floor; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the surrounding 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 this location; 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 establishment of a residential use below the second floor.

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: Mia Property Acquisitions, LLC **CAL NO.:** 295-11-S
APPEARANCE FOR: James J. Banks **MINUTES OF MEETING:**
 August 19, 2011
APPEARANCE AGAINST: None
PREMISES AFFECTED: 3644 W. Montrose

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a residential use below the second floor.

ACTION OF BOARD-

THE VOTE

APR 23 2012
 CITY OF CHICAGO
 ZONING BOARD OF APPEALS

JONATHAN SWAIN
 GIGI McCABE-MIELE
 MICHAEL IVERS
 LORI HEALEY
 SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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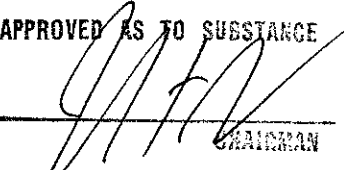
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 19, 2011 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 4, 2011; 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 which shall be located below the second floor; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the surrounding 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 this location; 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 establishment of a residential use below the second floor.

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: Mia Property Acquisitions, LLC **CAL NO.:** 296-11-S
APPEARANCE FOR: James J. Banks **MINUTES OF MEETING:**
 August 19, 2011
APPEARANCE AGAINST: None
PREMISES AFFECTED: 3648 W. Montrose

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a residential use below the second floor.

ACTION OF BOARD-
 APPLICATION APPROVED

THE VOTE

APR 23 2012
 CITY OF CHICAGO
 ZONING BOARD OF APPEALS

JONATHAN SWAIN
 GIGI McCABE-MIELE
 MICHAEL IVERS
 LORI HEALEY
 SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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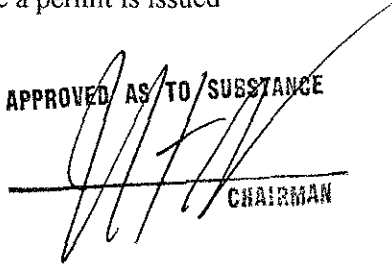
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 19, 2011 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 4, 2011; 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 which shall be located below the second floor; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the surrounding 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 this location; 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 establishment of a residential use below the second floor.

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: Union League Boys' and Girls' Clubs **CAL NO.:** 297-11-S
APPEARANCE FOR: Karen Halin **MINUTES OF MEETING:**
August 19, 2011
APPEARANCE AGAINST: None
PREMISES AFFECTED: 2151-59 W. 19th Street/ 1901-11 S. Leavitt Street

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

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

APR 23 2012
CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
MICHAEL IVERS
LORI HEALEY
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 August 19, 2011 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 4, 2011; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant testified that the use is currently existing and would like to expand to provide services to their clients; 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 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 this location; the Board will permit the expansion of the existing community center; 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 expansion of an existing community center, provided the development is constructed consistent with the site plan and building elevations dated July 14, 2011 by Antunovich Associates.

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: Union League Boys' and Girls' Clubs CAL NO.: 298-11-Z

APPEARANCE FOR: Karen Halin MINUTES OF MEETING: August 19, 2011

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2151-59 W. 19th Street/ 1901-11 S. Leavitt Street

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the required front yard setback from 9'-0" to 0'-0", rear yard setback from 16'-0" to 0'-0" and to allow the waiver of one required loading berth to allow construction of a 3 story addition with basement to the existing 3 story building.

ACTION OF BOARD- VARIATION GRANTED

THE VOTE

APR 23 2012

CITY OF CHICAGO ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
MICHAEL IVERS
LORI HEALEY
SAM TOIA

Table with 3 columns: AFFIRMATIVE, NEGATIVE, ABSENT. Rows for Jonathan Swain, Gigi McCabe-Miele, Michael Ivers, Lori Healey, Sam Toia. All 'AFFIRMATIVE' cells contain an 'X'.

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 19, 2011, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on August 4, 2011 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. 297-11-S to permit the expansion of an existing community center; the applicant shall now also be permitted to reduce the required front yard setback from zero, the rear yard setback zero and to eliminate one required loading berth to allow construction of a 3 story addition with basement to the existing 3 story 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

Handwritten signature of Jonathan Swain over a horizontal line, with the word CHAIRMAN printed below the line.

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

APPLICANT: Cicero Archer NRG, LLC CAL NO.: 299-11-S

APPEARANCE FOR: Chris Leach MINUTES OF MEETING:

August 19, 2011

APPEARANCE AGAINST: None

PREMISES AFFECTED: 5400-24 S. Archer, 5137-57 S. LaCrosse, 5140-50 S. Cicero Avenue

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a proposed required off-site parking lot to serve a retail building at 5400-24 S. Archer Avenue.

ACTION OF BOARD- APPLICATION APPROVED

THE VOTE

APR 23 2012

CITY OF CHICAGO ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
MICHAEL IVERS
LORI HEALEY
SAM TOIA

Table with 3 columns: AFFIRMATIVE, NEGATIVE, ABSENT. Rows show 'X' marks for affirmative votes for each member.

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 19, 2011 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 4, 2011; 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 required off-site parking lot to a serve a retail building located at 5100-24 S. Archer; the Board will permit the use but will limit the use of the parking lot to employees of the retail building that it serves; 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 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 this location; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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

APPROVED AS TO SUBSTANCE
[Signature]
CHAIRMAN

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

APPLICANT: The United Neighborhood Organization CAL NO.: 300-11-S

APPEARANCE FOR: Caroline Domagolski MINUTES OF MEETING: August 19, 2011

APPEARANCE AGAINST: None

PREMISES AFFECTED: 5024-36 S. Homan Avenue

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of an accessory off-site parking lot to serve an elementary school at 5050 S. Homan.

ACTION OF BOARD- APPLICATION APPROVED

THE VOTE

APR 23 2012 CITY OF CHICAGO ZONING BOARD OF APPEALS

JONATHAN SWAIN GIGI McCABE-MIELE MICHAEL IVERS LORI HEALEY SAM TOIA

Table with 3 columns: AFFIRMATIVE, NEGATIVE, ABSENT. Rows show 'X' marks for affirmative votes for each member.

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 19, 2011 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 4, 2011; 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 accessory off-site parking lot to serve the school located at 5050 S. Homan Avenue. Expert testimony was offered that the use would not have a negative impact on the surrounding and is in character with the neighborhood; further 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 this location; 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 off-site parking lot, provided it is constructed consistent with the site and landscape plan dated August 10, 2011 by Ghafari Associates, LLC.

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

APPROVED AS TO SUBSTANCE [Signature] CHAIRMAN