

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

APPLICANT: Khadijah John, Duey International, Inc. **CAL NO.:** 239-12-S

APPEARANCE FOR: **MINUTES OF MEETING:**
December 21, 2012

APPEARANCE AGAINST:

PREMISES AFFECTED: 219 E. 31st Street

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

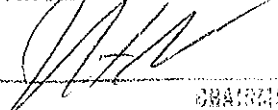
ACTION OF BOARD-
WITHDRAWN ON MOTION OF THE APPLICANT

THE VOTE

JONATHAN SWAIN
GIGI McCABE-MIELE
LYNETTE SANTIAGO
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Prologue, Inc. and Illinois not-for-profit

CAL NO.: 304-12-S

APPEARANCE FOR:

MINUTES OF MEETING:
December 21, 2012

APPEARANCE AGAINST:

PREMISES AFFECTED: 3232 S. M.L. King Drive

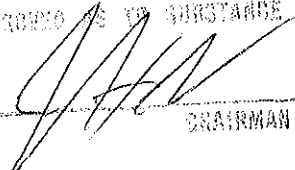
NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of school (12 classrooms) within an existing two-story building converted from a funeral home.

ACTION OF BOARD-
WITHDRAWN ON MOTION OF THE APPLICANT

THE VOTE

JONATHAN SWAIN
GIGI McCABE-MIELE
LYNETTE SANTIAGO
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

APPROVED TO SUBSTANTIAL

CHAIRMAN

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

APPLICANT: Jatin Patel

CAL NO.: 357-12-Z

APPEARANCE FOR:

MINUTES OF MEETING:
October 19, 2012

APPEARANCE AGAINST:

PREMISES AFFECTED: 6701 S. Sangamon

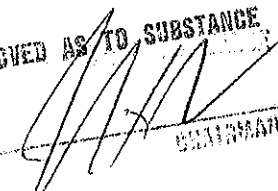
NATURE OF REQUEST: Application for a variation to reduce the required total required side yard combination from 5.84', with neither less than 2.33', to zero for a proposed open three-story porch on the south elevation and the replacement of a rear open three-story porch to an existing three-story residential building.

ACTION OF BOARD-
DISMISSED FOR WANT OF PROSECUTION

THE VOTE

JONATHAN SWAIN
GIGI McCABE-MIELE
LYNETTE SANTIAGO
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Keith & Vincent Williams

CAL NO.: 369-12-S

APPEARANCE FOR:

MINUTES OF MEETING:
December 21, 2012

APPEARANCE AGAINST:

PREMISES AFFECTED: 301-309 S. Springfield Avenue

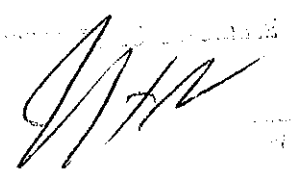
NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a transitional residence.

ACTION OF BOARD-
CASE CONTINUED TO FEBRUARY 15, 2013

THE VOTE

JONATHAN SWAIN
GIGI McCABE-MIELE
LYNETTE SANTIAGO
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		



ZONING BOARD OF APPEALS
CITY OF CHICAGO

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



FEB 20 2013

CITY OF CHICAGO
ZONING BOARD OF APPEALS

Just Grapes, LLC
APPLICANT

377-12-S
CALENDAR NUMBER

1149 North State Street
PREMISES AFFECTED

December 21, 2012
MINUTES OF MEETING

Adrienne Chan
APPEARANCE FOR APPLICANT

Several Pro Se
OBJECTORS

NATURE OF REQUEST

Application for a special use to permit the establishment of a package liquor store (wine shop).

ACTION OF BOARD

THE VOTE

The application for a special use is approved.

	AFFIRMATIVE	NEGATIVE	ABSENT
Jonathan Swain, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sam Toia	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lynette Santiago	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Geraldine McCabe-Miele	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

THE RESOLUTION OF THE BOARD

WHEREAS, public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 21, 2012, after due notice thereof as provided under MCC Section 17-13-0107B and by publication in the Chicago Sun Times; and

WHEREAS, the Applicant presented its case and objectors testified in opposition; and

WHEREAS, Adrienne Chan, counsel for the Applicant, submitted documents as exhibits and they were introduced into the record including petitions in favor of the application and the architect's report of Lawrence Okrent; and

WHEREAS, Mr. Don Sritong, (the "Applicant") testified in support of the application and he stated that he has entered into a lease agreement for the Subject Property within which to operate a wine shop offering wines and other craft liquors for retail purchase; he described his credentials to operate a wine retail establishment; and

APPROVED AS TO SUBSTANCE

CHAIRMAN

WHEREAS, Mr. Lawrence Okrent testified in support of the application; that he is the architect for this project; his credentials as an expert were acknowledged by the Board; that there will be no changes to the exterior of the building, that as the product is not generally available in the neighborhood and that the sale of wine at the Subject Property will be in the interest of public convenience; and

WHEREAS, Mr. David Nelson testified in support of the application; that he is the Manager of the limited liability company that owns the Subject Property and that it is located in a "wet" precinct"; that the Application otherwise complies with all standards of the Zoning Ordinance; the wine retail business will have no adverse impact on the neighborhood; and

WHEREAS, Mr. Jeffrey Jarmuth testified in opposition to the application; he described the process by which the precinct wherein the Subject Property is located was voted "dry" but that a part of the precinct which contained the Subject Property was detached from that precinct and was attached to a "wet" precinct"; and that the matter is before the federal court where it is unresolved; and

WHEREAS, Ms. Linda Sebert-Rappaport testified in opposition to the application; she expressed her opinion that there is a profusion of liquor stores in the immediate area and that liquor stores generally have a negative impact on a community; and

WHEREAS, the staff report of the Department of Housing and Economic Development recommended approval of the application, therefore,

WHEREAS, the applicant has presented evidence that the proposed application meets all of the criteria established in Section 17-13-0905 A for the granting of a special use; and

Pursuant to Section 17-13-0905 of the Chicago Zoning Ordinance, the Board makes the following findings with reference to the Applicant's application for a special use permit:

1. The application complies with all standards of the Zoning Ordinance,
2. The application is in the interest of the public convenience and will not have an adverse impact on the general welfare of the surrounding area,
3. The proposed business is compatible with the character of the surrounding neighborhood in terms of building scale and project design,
4. The proposed use is compatible with the character of the surrounding area in terms of hours of operation, lighting and noise,
5. The proposed business will have no negative impact on pedestrian traffic.

As the standards of granting a Special Use have been met, the Zoning Board of Appeals hereby approves the requested Special Use application.

RESOLVED, the Board finds that the applicant has proved a prime facie case by testimony and evidence covering the five specific criteria of Section 17-13-905-A of the Chicago Zoning Ordinance.

RESOLVED, the aforesaid special use application hereby is approved and the Zoning Administrator is authorized to permit said 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: Checkers Drive-In Restaurants, Inc. **CAL NO.:** 400-12-S
APPEARANCE FOR: Lawrence Lusk **MINUTES OF MEETING:**
December 21, 2012
APPEARANCE AGAINST: None
PREMISES AFFECTED: 4320 W. North Avenue

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of one lane drive-through facility for a proposed restaurant within an existing one-story building.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

JONATHAN SWAIN
 GIGI McCABE-MIELE
 LYNETTE SANTIAGO
 SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X

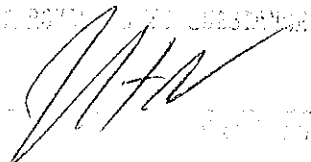
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 21, 2012 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on November 1, 2012; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a one-lane drive through to serve a restaurant 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 the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Housing and Economic Development recommends approval of the proposed drive through facility provided the development is constructed consistent with the building elevations and site and landscape plan dated November 16, 2012 by Ilekis Associates. .

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


 JONATHAN SWAIN
 ZONING BOARD OF APPEALS

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

APPLICANT: Speedy Cash of Illinois, Inc. DBA Speedy Cash **CAL NO.:** 408-12-S

APPEARANCE FOR: Sylvia Michas **MINUTES OF MEETING:**
December 21, 2012 /

APPEARANCE AGAINST: None

PREMISES AFFECTED: 8701-09 S. Cottage Grove Avenue/ 801-13 E. 87th Street

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

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

AUG 13 2013

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
LYNETTE SANTIAGO
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		


THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 21, 2012 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on December 6, 2012; and

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

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Housing and Economic Development recommends approval of the proposed payday loan facility, provided the development is constructed consistent with the building elevations and site and landscape plan dated December 14, 2012.

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

ZONING BOARD OF APPEALS
CITY OF CHICAGO

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



MAY 30 2013

CITY OF CHICAGO
ZONING BOARD OF APPEALS

**The Corporation of the Presiding Bishopric of the
Church of Jesus Christ of Latter Day Saints**

APPLICANT

409-12-S

CALENDAR NUMBER

816-826 North Clark Street

PREMISES AFFECTED

December 21, 2012

MINUTES OF MEETING

Jack George, Daley and George

APPEARANCE FOR APPLICANT

NATURE OF REQUEST

Application for a Special Use to establish a six-story religious assembly with three levels of on-site parking and accessory uses including classrooms, offices and meeting rooms.

ACTION OF BOARD

THE VOTE

The application for a special use is approved.

Jonathan Swain, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sam Toia	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lynette Santiago	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Geraldine McCabe-Miele	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

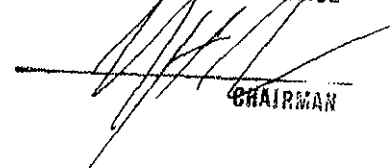
AFFIRMATIVE	NEGATIVE	ABSENT
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked=""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

**THE
RESOLUTION OF THE BOARD**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 21, 2012, after due notice thereof as provided under MCC Section 17-13-0107B and by publication in the Chicago Sun Times; and

WHEREAS, Mr. George on behalf of the Corporation of the Presiding Bishopric of the Church of Jesus Christ of Latter Day Saints (the "Applicant") summarized the application; he stated that currently at the address of 816-826 North Clark Street (the "Subject Property") there currently exists a parking lot and the Applicant is seeking a special use to build a six-story religious assembly building with three levels of on-site parking and accessory uses including classrooms, offices and meeting rooms (see Resolution 409-12-S), and that to service the planned use Applicant also seeks a Variation to allow for a reduction in size of a loading dock; additionally he submitted the credentials of the traffic engineer, Mr. Thomas Dorn, and the appraiser, Mr. Terrance O'Brien, which were accepted by the Board; and he submitted a letter indicating approval

APPROVED AS TO SUBSTANCE


CHAIRMAN

received from the alderman of the ward where the Subject Property is located, Brendan Riley which was accepted by the Board; and

WHEREAS, David Scott testified in support of the application and in that testimony he stated that he is President of the Applicant; he further stated: that the planned construction and operation of the church and meeting facility at the Subject Property will comply with all applicable standards of this Zoning Ordinance except that the loading dock is larger than necessary and a reduction in its size will allow for additional meeting and office space which is more accommodating to the use of the building than the larger loading dock; that is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of the neighborhood or community; that it is compatible with the character of the surrounding area in terms of site planning and building scale and project design; that it 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 that it is designed to promote pedestrian safety and comfort; in response to questions posed by the Board he agreed that although notice has been provided to surrounding property owners the Applicant will also provide further notice to surrounding commercial tenants of the proposed religious use so that they are aware of pending restrictions on future use of their property based on the granting of the Application; and

WHEREAS, David Dixon testified in support of the application and in that testimony he stated that he is a licensed architect and is familiar with the Application and he further stated that the planned construction and operation of the church and meeting facility at the Subject Property will comply with all applicable standards of this Zoning Ordinance except that the mandated size of the loading dock is a hardship as it is excessively large and that the planned use of the loading dock can be achieved with one half the size as is mandated; that is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of the neighborhood or community; that it is compatible with the character of the surrounding area in terms of site planning and building scale and project design; that it 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 that it is designed to promote pedestrian safety and comfort; and

WHEREAS, Terrance O'Brien testified in support of the application and in that testimony he stated that he is a licensed appraiser and is familiar with the Application; he described the development of the property surrounding the Subject Property, as well as the site plans he reviewed; and he further stated that the planned construction and operation of the church and meeting facility at the Subject Property will comply with all applicable standards of this Zoning Ordinance; that is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of the neighborhood or community; that it is compatible with the character of the surrounding area in terms of site planning and building scale and project design; that it 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 that it is designed to promote pedestrian safety and comfort; and

WHEREAS, Thomas Dorn testified in support of the application and in that testimony he stated that he is a traffic engineer for DeWittHamilton, and is familiar with the Application; he described the traffic and street conditions around the Subject Property; and he further stated that the planned construction and operation of the church and meeting facility at the Subject Property will comply with all applicable standards of this Zoning Ordinance; that it is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of the neighborhood or community; that it is compatible with the character of the surrounding area in terms of site planning and building scale and project design; that it 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 that it is designed to promote pedestrian safety and comfort; therefore

THE ZONING BOARD OF APPEALS having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings with reference to the Applicant's application for a Special Use:

The Zoning Board of Appeals may not approve a Special Use unless it makes findings, based upon the evidence presented to it in each specific case, that: (A) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; and (B) the requested Special Use is consistent with the stated purpose and intent of this Zoning Ordinance.

The Zoning Board of Appeals finds that the Application:

1. 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 the neighborhood or community;
2. is compatible with the character of the surrounding area in terms of site planning and building scale and project design;
3. 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
4. is designed to promote pedestrian safety and comfort.

RESOLVED, the Board finds that the applicant has proved a prime facie case by testimony and evidence covering the specific criteria of Section 17-13-1107 of the Chicago Zoning Ordinance.

RESOLVED, the aforesaid application for Special Use be and it hereby is approved and the Zoning Administrator is authorized to permit said application for a 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
121 North LaSalle Street
Chicago, Illinois 60602
TEL: (312) 744-5777



MAY 30 2013
CITY OF CHICAGO
ZONING BOARD OF APPEALS

The Corporation of the Presiding Bishopric of the
Church of Jesus Christ of Latter Day Saints
APPLICANT

410-12-Z
CALENDAR NUMBER

816-826 North Clark Street
PREMISES AFFECTED

December 21, 2012
MINUTES OF MEETING

John George
APPEARANCE FOR APPLICANT

NATURE OF REQUEST

Application for a variation to reduce the required 50' off-street loading space to 25'x10, for a six-story religious assembly with three levels of on-site parking and accessory uses including classrooms, offices and meeting rooms (the "Application").

ACTION OF BOARD

THE VOTE

The application for a variation to reduce the required 50' off-street loading space to 25'x10 is approved.

	AFFIRMATIVE	NEGATIVE	ABSENT
Jonathan Swain, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sam Toia	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lynette Santiago	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Geraldine McCabe-Miele	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

THE RESOLUTION OF THE BOARD

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 21, 2012, after due notice thereof as provided under MCC Section 17-13-0107B and by publication in the Chicago Sun Times; and

WHEREAS, Mr. George on behalf of the Corporation of the Presiding Bishopric of the Church of Jesus Christ of Latter Day Saints (the "Applicant") summarized the application; he stated that currently at the address of 816-826 North Clark Street (the "Subject Property") there currently exists a parking lot and the Applicant is also seeking a special use to build a six-story religious assembly building with three levels of on-site parking and accessory uses including classrooms, offices and meeting rooms (see Resolution 409-12-S), and that to service the planned use Applicant also seeks a Variation to allow for a reduction in size of a loading dock; additionally he submitted the credentials of the traffic engineer, Mr. Thomas Dorn, and the appraiser, Mr. Terrance O'Brien, which were accepted by the Board; and he submitted a letter indicating approval

APPROVED AS TO SUBSTANCE

CHAIRMAN

received from the alderman of the ward where the Subject Property is located, Brendan Riley which was accepted by the Board; and

WHEREAS, David Scott testified in support of the application and in that testimony he stated that he is President of the Applicant; he further stated: that the planned construction and operation of the church and meeting facility at the Subject Property will comply with all applicable standards of this Zoning Ordinance except that the loading dock is larger than necessary and a reduction in its size will allow for additional meeting and office space which is more accommodating to the use of the building than the larger loading dock; that is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of the neighborhood or community; that it is compatible with the character of the surrounding area in terms of site planning and building scale and project design; that it 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 that it is designed to promote pedestrian safety and comfort; in response to questions posed by the Board he agreed that although notice has been provided to surrounding property owners the Applicant will also provide further notice to surrounding commercial tenants of the proposed religious use so that they are aware of pending restrictions on future use of their property based on the granting of the Application; and

WHEREAS, David Dixon testified in support of the application and in that testimony he stated that he is a licensed architect and is familiar with the Application and he further stated that the planned construction and operation of the church and meeting facility at the Subject Property will comply with all applicable standards of this Zoning Ordinance except that the mandated size of the loading dock is a hardship as it is excessively large and that the planned use of the loading dock can be achieved with one half the size as is mandated; that is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of the neighborhood or community; that it is compatible with the character of the surrounding area in terms of site planning and building scale and project design; that it 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 that it is designed to promote pedestrian safety and comfort; and

WHEREAS, Terrance O'Brien testified in support of the application and in that testimony he stated that he is a licensed appraiser and is familiar with the Application; he described the development of the property surrounding the Subject Property, as well as the site plans he reviewed; and he further stated that the planned construction and operation of the church and meeting facility at the Subject Property will comply with all applicable standards of this Zoning Ordinance; that is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of the neighborhood or community; that it is compatible with the character of the surrounding area in terms of site planning and building scale and project design; that it 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 that it is designed to promote pedestrian safety and comfort; and

WHEREAS, Thomas Dorn testified in support of the application and in that testimony he stated that he is a traffic engineer for DeWittHamilton, and is familiar with the Application; he described the traffic and street conditions around the Subject Property; and he further stated that the planned construction and operation of the church and meeting facility at the Subject Property will comply with all applicable standards of this Zoning Ordinance; that is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of the neighborhood or community; that it is compatible with the character of the surrounding area in terms of site planning and building scale and project design; that it 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 that it is designed to promote pedestrian safety and comfort; therefore

THE ZONING BOARD OF APPEALS having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings with reference to the Applicant's application for a variation

The Zoning Board of Appeals may not approve a variation unless it makes findings, based upon the evidence presented to it in each specific case, that: (A) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; and (B) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance.

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

- 1) strict compliance with the regulations and standards of the 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;

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. 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: EZMB, LLC **CAL NO.:** 411-12-S
APPEARANCE FOR: Mark Kupiec **MINUTES OF MEETING:**
December 21, 2012
APPEARANCE AGAINST: None
PREMISES AFFECTED: 844 N. Damen Avenue

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of residential use below the second floor for a rear two-story addition and a second story addition to an existing non-conforming single family residence

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

JUN 17 2013

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

JONATHAN SWAIN
GIGI McCABE-MIELE
LYNETTE SANTIAGO
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

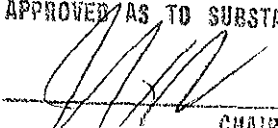
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 21, 2012 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on December 6, 2012; and

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

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Housing and Economic Development recommends approval of the existing residential use below the second floor, provided the development is constructed with the site plan dated December 11, 2012.

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

APPROVED AS TO SUBSTANCE

 CHAIRMAN

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

APPLICANT: Rosemoor Hotel Properties, LLC **CAL NO.:** 412-12-S
APPEARANCE FOR: Katriina McGuire **MINUTES OF MEETING:**
 December 21, 2012
APPEARANCE AGAINST: None
PREMISES AFFECTED: 1622 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 an existing four-story 121 single-room occupancy unit building with a residential use below the second floor.

ACTION OF BOARD-
 APPLICATION APPROVED

THE VOTE

JONATHAN SWAIN
 GIGI McCABE-MIELE
 LYNETTE SANTIAGO
 SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

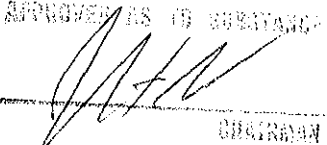
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 21, 2012 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on December 6, 2012; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a residential use below the second floor in an existing four-story 121 room single room unit building; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Housing and Economic Development recommends approval of the existing residential building with a residential use below the second floor, provided the development is constructed consistent with the site plan dated December 11, 2012.

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: Jomon Thomas

CAL NO.: 413-12-S

APPEARANCE FOR: William Jamison

MINUTES OF MEETING:
December 21, 2012

APPEARANCE AGAINST: None

PREMISES AFFECTED: 6700 S. Jeffrey Boulevard

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the expansion of an existing convenience store/ gas station from 578.8 square feet to 1,492.5 square feet by adding a one-story addition.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

JONATHAN SWAIN
GIGI McCABE-MIELE
LYNETTE SANTIAGO
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

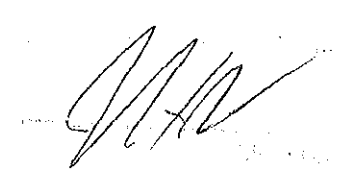
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 21, 2012 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on December 6, 2012; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to expand an existing gas station/ convenience store to 1,492.5 square feet by adding a one-story addition; expert testimony was offered that the use would not have a negative impact on the 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 the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Housing and Economic Development recommends approval of the expansion of the existing convenience store/ gas station provided the development is constructed consistent with the building elevations and site and landscape plan dated December 17, 2012.

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: Assist Inc. **CAL NO.:** 414-12-S
APPEARANCE FOR: Bruce Griffin **MINUTES OF MEETING:**
 December 21, 2012
APPEARANCE AGAINST: None
PREMISES AFFECTED: 4215 N. Milwaukee Avenue

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a day labor facility

ACTION OF BOARD-
 APPLICATION APPROVED

THE VOTE

	AFFIRMATIVE	NEGATIVE	ABSENT
JONATHAN SWAIN	X		
GIGI McCABE-MIELE	X		
LYNETTE SANTIAGO	X		
SAM TOIA	X		

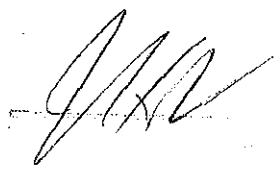
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 21, 2012 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on December 6, 2012; and

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

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Housing and Economic Development recommends approval of the proposed day labor facility provided the development is constructed consistent with the floor plan dated December 21, 2012.

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: JP Morgan Chase Bank, NA

CAL NO.: 415-12-S

APPEARANCE FOR: Meg George

MINUTES OF MEETING:
December 21, 2012

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1551 N. Kingsbury Street

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a two-lane drive-through facility for a proposed one-story bank.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

JONATHAN SWAIN
GIGI McCABE-MIELE
LYNETTE SANTIAGO
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

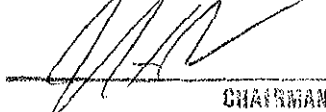
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 21, 2012 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on December 6, 2012; and

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

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Housing and Economic Development recommends approval of the proposed drive-through facility, provided the development is constructed consistent with the building elevations dated December 13, 2012 by the Architect Partnership, Ltd. The applicant also agrees to comply with an administrative adjustment for shared parking with the applicant at 934-44 W. North Avenue which presently has a special use for off-site parking at the subject site.

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: 2100 Indiana Avenue Equities **CAL NO.:** 416-12-S

APPEARANCE FOR: Carol Stubblefield **MINUTES OF MEETING:**
December 21, 2012

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2100 S. Indiana Avenue

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of 5 dwelling units below the second floor with an existing four-story building converted to 59 dwelling units with ground floor retail space.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

MAR 23 2013

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
LYNETTE SANTIAGO
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

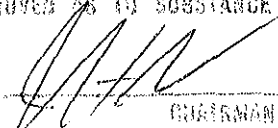
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 21, 2012 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on December 6, 2012; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish 5 dwelling units below the second floor with an existing four-story building converted to 59 dwelling units with ground floor retail space; expert testimony was offered that the use would not have a negative impact on the 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 the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Housing and Economic Development recommends approval of the dwelling units below the second floor, provided the development is constructed with the building elevations and site and landscape plan dated July 20, 2012 by Fitzgerald Associates Architects.

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: 2229 N. Clybourn, LLC

CAL NO.: 417-12-S

APPEARANCE FOR: Endy Zemenides

MINUTES OF MEETING:
December 21, 2012

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2048 W. Division Street

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

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

JONATHAN SWAIN
GIGI McCABE-MIELE
LYNETTE SANTIAGO
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

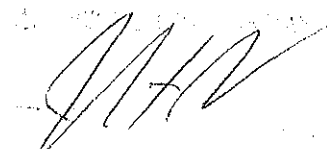
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 21, 2012 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on December 6, 2012; and

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

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

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: Reflexion Spa LLC

CAL NO.: 418-12-S

APPEARANCE FOR: Jason Spencer

MINUTES OF MEETING:
December 21, 2012

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3416 N. Sheffield Avenue, Unit 1

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of spa establishment with accessory massage services.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

JONATHAN SWAIN
GIGI McCABE-MIELE
LYNETTE SANTIAGO
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

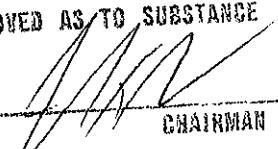
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 21, 2012 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on December 6, 2012; and

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

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Housing and Economic Development recommends approval of the proposed spa with accessory massage services.

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Antonio Black DBA lonnieluv Magic Touch

CAL NO.: 419-12-S

APPEARANCE FOR: Same

MINUTES OF MEETING:
December 21, 2012

APPEARANCE AGAINST: None

PREMISES AFFECTED: 251 W. 95th Street

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

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

JONATHAN SWAIN
GIGI McCABE-MIELE
LYNETTE SANTIAGO
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

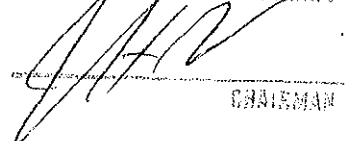
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 21, 2012 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on December 6, 2012; and

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

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

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

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Johnnie Akons

CAL NO.: 420-12-S

APPEARANCE FOR:

MINUTES OF MEETING:
December 21, 2012

APPEARANCE AGAINST:

PREMISES AFFECTED: 2243 W. 111th Street

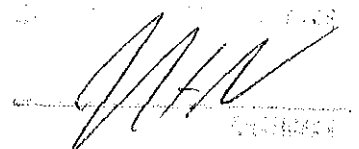
NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of barber shop

ACTION OF BOARD-
WITHDRAWN ON MOTION OF THE APPLICANT

THE VOTE

JONATHAN SWAIN
GIGI McCABE-MIELE
LYNETTE SANTIAGO
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		



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

APPLICANT:

Isidro Munoz

CAL NO.: 421-12-S

APPEARANCE FOR:

MINUTES OF MEETING:

December 21, 2012

APPEARANCE AGAINST:

PREMISES AFFECTED:

6337 N. Clark Street, Suite 1

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

ACTION OF BOARD-

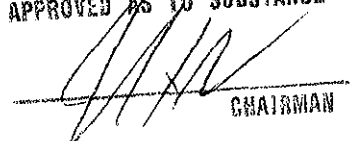
CASE CONTINUED TO JANUARY 18, 2013

THE VOTE

JONATHAN SWAIN
GIGI McCABE-MIELE
LYNETTE SANTIAGO
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Beproniya K. Hermz DBA Fabi Style Salon

CAL NO.: 422-12-S

APPEARANCE FOR: Same

MINUTES OF MEETING:
December 21, 2012

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3106 W. Devon Avenue

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

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

JONATHAN SWAIN
GIGI McCABE-MIELE
LYNETTE SANTIAGO
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

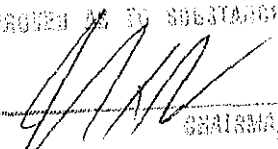
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 21, 2012 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on December 6, 2012; and

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

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

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

APPROVED BY THE SUBSTANCE

CHAIRMAN

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

APPLICANT: Zachary F. Shaw

CAL NO.: 423-12-S

APPEARANCE FOR:

MINUTES OF MEETING:

December 21, 2012

APPEARANCE AGAINST:

PREMISES AFFECTED: 11133 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 barber shop

ACTION OF BOARD-
CASE CONTINUED TO JANUARY 18, 2013

THE VOTE

JONATHAN SWAIN
GIGI McCABE-MIELE
LYNETTE SANTIAGO
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		



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

APPLICANT: Choon Sar Yau DBA Cos Nailz

CAL NO.: 424-12-S

APPEARANCE FOR: Same

MINUTES OF MEETING:
December 21, 2012

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3343 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 hair / nail salon.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

JONATHAN SWAIN
GIGI McCABE-MIELE
LYNETTE SANTIAGO
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

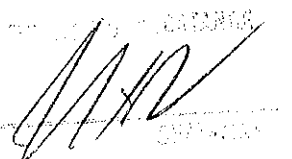
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 21, 2012 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on December 6, 2012; and

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

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

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


JONATHAN SWAIN
CHAIRMAN

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

APPLICANT: Risen Christ Baptist Church

CAL NO.: 425-12-S

APPEARANCE FOR:

MINUTES OF MEETING:
December 21, 2012

APPEARANCE AGAINST:

PREMISES AFFECTED: 1934 W. Marquette Road

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a 19 seat religious facility.

ACTION OF BOARD-

THE VOTE

JONATHAN SWAIN
GIGI McCABE-MIELE
LYNETTE SANTIAGO
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 21, 2012 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on December 6, 2012; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the 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



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

APPLICANT: Eric Henschel

CAL NO.: 426-12-Z

APPEARANCE FOR:

MINUTES OF MEETING:
December 21, 2012

APPEARANCE AGAINST:

PREMISES AFFECTED: 2645 N. Bosworth Avenue

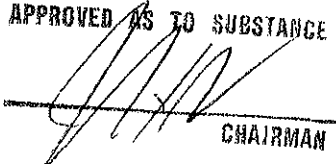
NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval of the establishment of to reduce the required rear setback from 34.5' to 28'.8" for a rear one-story enclosed walkway addition and a rear one-story breezeway addition to an existing single family residence.

ACTION OF BOARD-

THE VOTE

JONATHAN SWAIN
GIGI McCABE-MIELE
LYNETTE SANTIAGO
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Sheffield and School Development

CAL NO.: 427-12-Z

APPEARANCE FOR:

MINUTES OF MEETING:
December 21, 2012

APPEARANCE AGAINST:

PREMISES AFFECTED: 3301 N. Sheffield Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the required rear yard setback from 30' to zero and reduce the north side setback from 2' to zero for a proposed six-story nine dwelling unit building with ground floor retail and interior parking.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

JONATHAN SWAIN
GIGI McCABE-MIELE
LYNETTE SANTIAGO
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

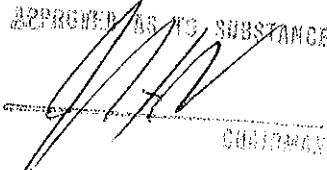
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 21, 2012, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on December 6, 2012 and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the required rear yard setback to zero and reduce the north side setback to zero for a proposed six-story nine dwelling unit building with ground floor retail and interior parking; 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: Asia Baptist Church

CAL NO.: 428-12-S

APPEARANCE FOR: William Hilsner

MINUTES OF MEETING:
December 21, 2012

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2122 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 240 seat religious facility.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

JONATHAN SWAIN
GIGI McCABE-MIELE
LYNETTE SANTIAGO
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 21, 2012 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on December 6, 2012; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a 240 religious assembly; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Housing and Economic Development recommends approval of the proposed religious assembly, provided the development is constructed consistent with the building elevations and the site and landscape plan dated December 21, by Triad Consortium, Ltd.

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: Asia Baptist Church

CAL NO.: 430-12-S

APPEARANCE FOR:

MINUTES OF MEETING:
December 21, 2012

APPEARANCE AGAINST:

PREMISES AFFECTED: 4007 W. 21st Place

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a required 11 space off-site parking lot for a religious assembly located at 2122 S. Pulaski Road.

ACTION OF BOARD-

THE VOTE

JONATHAN SWAIN
GIGI McCABE-MIELE
LYNETTE SANTIAGO
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

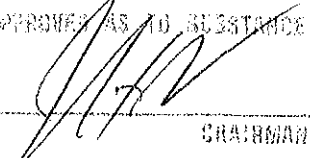
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 21, 2012 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on December 6, 2012; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; a special use was granted in Cal. No. 438-12-S to permit the establishment of a 240 seat religious assembly located at 2122 S. Pulaski Road; the applicant shall also be permitted to establish a required off-site parking lot with 11 parking space to serve the church; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Housing and Economic Development recommends approval of the proposed off-site parking lot, provided the development is constructed consistent with the site and landscape plan dated December 21, 2012 by Triad Consortium, Ltd.

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: John Grant **CAL NO.:** 431-12-Z

APPEARANCE FOR: Mark Kupiec **MINUTES OF MEETING:**
December 21, 2012

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2301 N. Maplewood Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to allow the conversion of a retail storefront unit into one dwelling unit in an existing building with three other dwelling units (variation to certify increased density, not to exceed more than one unit above its original construction).

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

JUN 17 2013

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
LYNETTE SANTIAGO
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

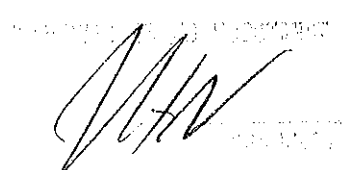
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 21, 2012, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on December 6, 2012 and

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

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

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



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

APPLICANT: Teresa and David Rocha

CAL NO.: 432-12-Z

APPEARANCE FOR: Mark Kupiec

MINUTES OF MEETING:
December 21, 2012

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3100 W. 44th Street

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to permit four dwelling units and to reduce the east setback from 2' to zero and the total side yard combination from 4.91' to 2.35' for a rear three story porch.

ACTION OF BOARD-
VARIATION GRANTED

JUN 17 2013

THE VOTE

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
LYNETTE SANTIAGO
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

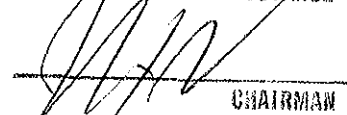
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 21, 2012, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on December 6, 2012 and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish four dwelling units at this location and to reduce the east setback to zero and the total side yard combination to 2.35' for a rear three story porch; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: 1601-1617 West Warren land, LLC **CAL NO.:** 433-12-S
APPEARANCE FOR: Thomas Moore **MINUTES OF MEETING:**
December 21, 2012
APPEARANCE AGAINST: None
PREMISES AFFECTED: 1615 W. Warren Boulevard

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a residential use below the second floor for a proposed four story 52 dwelling unit building.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

JUN 17 2013

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
LYNETTE SANTIAGO
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

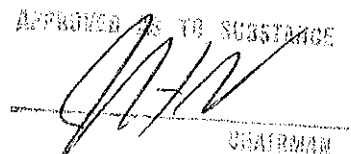
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 21, 2012 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on December 6, 2012; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a residential use below the second floor for a four- story, 52 dwelling unit building; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Housing and Economic Development recommends approval of the proposed residential use below the second floor, provided the development is constructed consistent with building elevations and site and landscape plan dated December 6, 2012 by Iuro and 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: 1601-17 West Warren Land, LLC **CAL NO.:** 434-12-Z
APPEARANCE FOR: Thomas Moore **MINUTES OF MEETING:**
December 21, 2012
APPEARANCE AGAINST: None
PREMISES AFFECTED: 1615 W. Warren Boulevard

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the required rear yard setback from 30' to 2' for a proposed four-story 52 dwelling unit building.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

JUN 17 2013

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
LYNETTE SANTIAGO
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

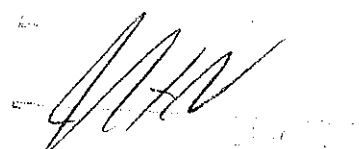
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 21, 2012, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on December 6, 2012 and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; a special use was granted to the property (Cal. No. 433-12-S) to establish residential use below the second floor; the applicant shall now be permitted to reduce the rear yard setback to 2' for a four-story 52- 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.



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

APPLICANT: Windy City Media, LLC dba Mario INK

CAL NO.: 435-12-S

APPEARANCE FOR: Mark Kupiec

MINUTES OF MEETING:
December 21, 2012

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1441 N. Ashland Avenue

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of tattoo / body art facility.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

JUN 17 2013

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
LYNETTE SANTIAGO
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

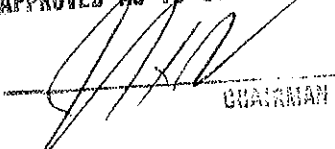
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 21, 2012 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on December 6, 2012; and

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

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Housing and Economic Development recommends approval of the proposed tattoo/ body art facility.

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: Bullpen Chicago, Inc

CAL NO.: 436-12-S

APPEARANCE FOR: Thomas Moore

MINUTES OF MEETING:
December 21, 2012

APPEARANCE AGAINST: None

PREMISES AFFECTED: 947-49 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 a tavern within an existing one-story retail building.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

JUN 17 2013

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
LYNETTE SANTIAGO
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

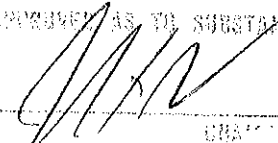
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 21, 2012 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on December 6, 2012; and

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

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Housing and Economic Development recommends approval of the proposed tavern provided the development is constructed consistent with the floor plan and building elevations dated December 11, 2012 by AGL/ RE.

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

APPROVED AS TO SUBSTANCE

CRANK

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

APPLICANT: Mia Proeperty Acquistions, LLC **CAL NO.:** 439-12-S
APPEARANCE FOR: Nick Ftikas **MINUTES OF MEETING:**
December 21, 2012
APPEARANCE AGAINST: None
PREMISES AFFECTED: 1701-05 N. Kedzie Avenue

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a residential use below the second floor for a proposed three-story nine dwelling unit building.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

AUG 20 2013
CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
LYNETTE SANTIAGO
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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X		

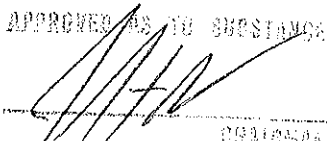
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on December 21, 2012 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on December 6, 2012; and

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

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Housing and Economic Development recommends approval of the proposed residential use below the second floor, provided the development is constructed consistent with the building elevations and site and landscape plans dated December 21, 2012 by Axios Architects and Consultants, Ltd.

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

APPROVED AS TO SUBSTANCE

CHICAGO