

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

APPLICANT: North Shore Outdoor, LLC

CAL NO.: 41-10-A

APPEARANCE FOR: James Banks

MINUTES OF MEETING:
August 20, 2010

APPEARANCE AGAINST: None

PREMISES AFFECTED: 601 N. Wells

NATURE OF REQUEST: Application for an Appeal from the decision of the office of the Zoning Administrator under Chapter 17 of the Zoning Ordinance in refusing to allow the establishment of an off-premise free standing advertising sign at a height of 40' above grade. The sign contains 378 square feet. There is no permit for the erection of this sign. In DX districts the maximum height of a free standing sign is 24 feet.

ACTION OF BOARD-

THE DECISION OF THE ZONING ADMINISTRATOR IS REVERSED

THE VOTE

JUL 20 2011

CITY OF CHICAGO
ZONING BOARD OF APPEALS

BRIAN L. CROWE
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
REVEREND WILFREDO DEJESUS
JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
X		
X		
X		
	X	

THE RESOLUTION:

WHEREAS, the decision of the Office of the Zoning Administrator rendered, reads: "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 17-13-1200 ." and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 20, 2010; and

WHEREAS, the district maps show that the premises is located in an DX-5 Zoning District; 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 makes the following findings of fact: The appellant in this matter stated that there have been permits issued to this location for a roof top sign since 1996. The sign is located off of a state-controlled street and therefore the appellant submitted into evidence their registration for the sign that was submitted to the State of Illinois. The appellant stated that the sign was never abandoned and that there was never a notice issued from the city that the sign was abandoned and that a cancellation fee was never paid. The applicant stated that he is not trying to increase the size of the sign but would only like to have a permit issued for the sign as was once permitted in 1996. The owner of the property also testified that there has been a sign on his building for more than 20 years. He stated that rent has been paid on the sign by the applicant monthly since 2003. The Board will permit the applicant to establish an off-premise 378 square feet free standing advertising sign at a height of 40' above grade. The decision of the Zoning Administrator is reversed and the appeal is granted. A permit shall be obtained to memorialize this decision.

APPROVED AS TO SUBSTANCE

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

APPLICANT: Millennium Salon 51st Inc. CAL NO.: 265-10-S
 APPEARANCE FOR: Jeremy Bell MINUTES OF MEETING:
 August 20, 2010
 APPEARANCE AGAINST: Alderman Pat Dowell
 PREMISES AFFECTED: 109 E. 51st Street

NATURE OF REQUEST: Application for a Special Use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a proposed hair salon.

ACTION OF BOARD-
 APPLICATION DENIED

THE VOTE

NOV 16 2010
 CITY OF CHICAGO
 ZONING BOARD OF APPEALS

BRIAN L. CROWE
 GIGI McCABE-MIELE
 DEMETRI KONSTANTELOS
 REVEREND WILFREDO DEJESUS
 JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
	X	
	X	
	X	

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 20, 2010 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on June 3, 2010; 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 stated that the services that will be provided at this location would be geared specifically toward children. He also stated that he has owned the property since 1995 and has renovated the subject site and feels that a salon at this location would be a benefit to the community. He stated that he would be on-site frequently and that there is ample parking on the property that would accommodate future customers. The manager of the proposed shop stated that the shop would operate from 9:00 A.M. - 9:00 P.M. with 6 - 8 stations. The planner in this matter also stated that the proposed use complied with the standards for a special use. The objector in this matter, Alderman Dowell, stated that she is opposed to the establishment of a beauty salon at this location because there are eight other salons that operate in the immediate vicinity (within 3 blocks) of the subject site. She stated that her constituents have expressed to her that they would like to see a variety of business in the area. She stated that the residents of her ward would like to see businesses other than fast food establishments or beauty shop / supply stores. The Alderman also stated that the area that the planner based his opinions on was too wide of an area and did not specifically take into consideration the immediate area surrounding the subject site; The Board finds the use does not comply with all applicable standards of this Zoning Ordinance; is not in the interest of the public convenience and will 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; but finds that there is an over abundance of a similar type of business in close proximity to the subject site; it is therefore

RESOLVED, that the aforesaid special use request be denied.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Mohammed Badla

CAL NO.: 291-10-S

APPEARANCE FOR:

MINUTES OF MEETING:
August 20, 2010

APPEARANCE AGAINST:

PREMISES AFFECTED: 7257 S. Western Avenue

NATURE OF REQUEST: Application for a Special Use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a proposed gas station in a B3-2 zoning district.

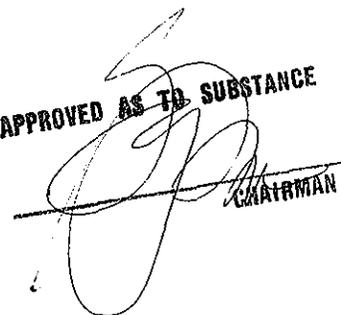
ACTION OF BOARD-
CASE CONTINUED TO SEPTEMBER 17, 2010

THE VOTE

JUL 20 2011
CITY OF CHICAGO
ZONING BOARD OF APPEALS

BRIAN L. CROWE
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
REVEREND WILFREDO DEJESUS
JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT:

Mohammed Badla

CAL NO.: 292-10-Z

APPEARANCE FOR:

MINUTES OF MEETING:

August 20, 2010

APPEARANCE AGAINST:

PREMISES AFFECTED:

7257 S. Western Avenue

NATURE OF REQUEST: Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a proposed gas station whose lot area shall be 15,750 square feet instead of 20,000 square feet.

ACTION OF BOARD-

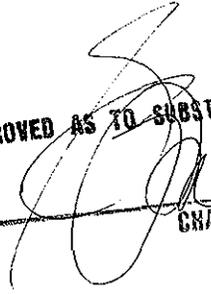
CASE CONTINUED TO SEPTEMBER 17, 2010

THE VOTE

JUL 20 2011
CITY OF CHICAGO
ZONING BOARD OF APPEALS

BRIAN L. CROWE
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
REVEREND WILFREDO DEJESUS
JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Lisa Curran **CAL NO.:** 293-10-Z

APPEARANCE FOR: John Pikarski **MINUTES OF MEETING:**
August 20, 2010

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1901 N. Lincoln Park West

NATURE OF REQUEST: Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a proposed 4 story single family residence, with a breezeway connection which will reduce the north yard to zero instead of 2.48'

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

JUL 20 2011

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

BRIAN L. CROWE
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
REVEREND WILFREDO DEJESUS
JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
	X	
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 20, 2010, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on August 2, 2010 and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to construct a 4 story single family residence, with a breezeway connection which will reduce the north yard to zero; 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: Stephen Foster

CAL NO.: 294-10-Z

APPEARANCE FOR: Same

MINUTES OF MEETING:
August 20, 2010

APPEARANCE AGAINST: None

PREMISES AFFECTED: 5717-21 N. Winthrop

NATURE OF REQUEST: Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a proposed rear enclosed porch whose rear yard set back shall be 9'-6" instead of 45'.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

JUL 20 2011

CITY OF CHICAGO
ZONING BOARD OF APPEALS

BRIAN L. CROWE
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
REVEREND WILFREDO DEJESUS
JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 20, 2010, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on August 2, 2010 and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to construct a rear enclosed porch whose rear yard set back shall be 9'-6"; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Christopher Turcios/ Headquarters Barber Studio **CAL NO.:** 295-10-S

APPEARANCE FOR: Mark Kupiec

MINUTES OF MEETING:
August 20, 2010

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3056 W. Irving Park Road

NATURE OF REQUEST: Application for a Special Use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a proposed barber shop.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

JUL 20 2011
CITY OF CHICAGO
ZONING BOARD OF APPEALS

BRIAN L. CROWE
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
REVEREND WILFREDO DEJESUS
JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 20, 2010, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 2, 2010; and

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

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

APPROVED AS TO SUBSTANCE

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

APPLICANT: Bob Pearl

CAL NO.: 296-10-Z

APPEARANCE FOR:

MINUTES OF MEETING:

August 20, 2010

APPEARANCE AGAINST:

PREMISES AFFECTED: 1711 N. Wolcott

NATURE OF REQUEST: Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a proposed 2 story single family residence whose south side yard shall be zero, the north side yard shall be 2'-2", the rear yard shall be 20.6' in order to construct a 4' fence on top of an 8'-10" the wall in the rear side yards.

ACTION OF BOARD-
CASE CONTINUED TO SEPTEMBER 17, 2010

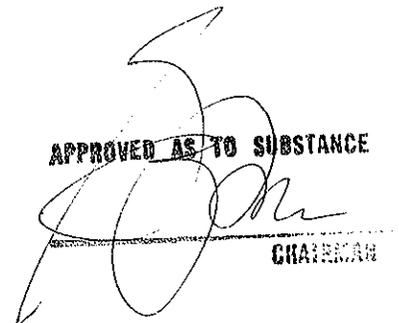
THE VOTE

JUL 20 2011
CITY OF CHICAGO
ZONING BOARD OF APPEALS

BRIAN L. CROWE
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
REVEREND WILFREDO DEJESUS
JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Bible Way Apostolic Faith Church **CAL NO.:** 297-10-S
APPEARANCE FOR: Same **MINUTES OF MEETING:** August 20, 2010
APPEARANCE AGAINST: Saleh Mohamd
PREMISES AFFECTED: 1801-25 S. Kostner

NATURE OF REQUEST: Application for a Special Use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a proposed church, community center and day care facility.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

JUL 20 2011

**CITY OF CHICAGO
 ZONING BOARD OF APPEALS**

BRIAN L. CROWE
 GIGI McCABE-MIELE
 DEMETRI KONSTANTELOS
 REVEREND WILFREDO DEJESUS
 JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 20, 2010, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 2, 2010; 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 in this matter stated that they have been operating at this location since 2003 and would now like to expand on the services that are offered to the community; the objector stated that he owns a convenience store in the area and is opposed to the expansion of the church because it may prohibit him from acquiring certain licenses in the future for his business; the objector stated that if the expansion would not affect any future licenses then he would have no objection; the applicant is permitted to operate a church and day care center in a residential district as a matter of right and only requires the special use to operate the community center; the applicant stated that they would like to provide summer programs, after school programs and food pantry services to the community; the Board will permit the applicant to establish a community center at this location; testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Zoning and Land Use Planning recommends approval of the proposed community center, provided: it is constructed consistent with the layout and design represented on the site plan and elevation drawings prepared by Kasi Designs, P.C. dated August 2, 2009 and August 19, 2010 respectively, and that landscaping and fencing are installed in compliance with the Chicago Landscape Ordinance.

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

APPROVED AS TO SUBSTANCE

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

APPLICANT: Bible Way Apostolic Faith Church **CAL NO.:** 298-10-Z

APPEARANCE FOR: Same **MINUTES OF MEETING:**
August 20, 2010

APPEARANCE AGAINST: Saleh Mohamd

PREMISES AFFECTED: 1801-25 S. Kostner

NATURE OF REQUEST: Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a proposed 1 story addition to an existing church, whose rear yard shall be zero instead of 30 and whose front yard shall be 7' instead of 20'.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

JUL 20 2011

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

BRIAN L. CROWE
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
REVEREND WILFREDO DEJESUS
JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
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X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 20, 2010, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on August 2, 2010 and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; a special use was granted to the applicant in Cal. No. 297-10- S to permit the establishment of a community center at this location; the Board also now will grant the applicant to construct a 1 story addition to an existing church, whose rear yard shall be zero, and whose front yard shall be 7'; the Board adapts the testimony of the objector in Cal. No. 297-11-Z into the record for this matter as well; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

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

APPLICANT:

Son Hoang

CAL NO.: 299-10-S

APPEARANCE FOR:

MINUTES OF MEETING:

August 20, 2010

APPEARANCE AGAINST:

PREMISES AFFECTED:

7914 S. Western

NATURE OF REQUEST: Application for a Special Use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a proposed nail salon.

ACTION OF BOARD-

CASE CONTINUED TO SEPTEMBER 17, 2010

THE VOTE

JUL 20 2011

CITY OF CHICAGO
ZONING BOARD OF APPEALS

BRIAN L. CROWE

GIGI McCABE-MIELE

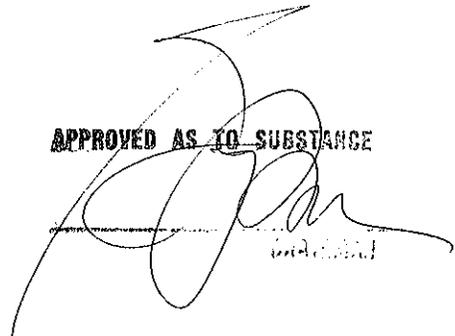
DEMETRI KONSTANTELOS

REVEREND WILFREDO DEJESUS

JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE



Handwritten signature of a board member, likely Jonathan Swain, over the 'APPROVED AS TO SUBSTANCE' stamp.

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

APPLICANT: Butterfat Studios, Inc.
c/o Esther Garcia
APPEARANCE FOR: Rochelle Ryan

CAL NO.: 300-10-S

MINUTES OF MEETING:
August 20, 2010

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3129 W. Logan Boulevard

NATURE OF REQUEST: Application for a Special Use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a proposed tattoo studio.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

JUL 20 2011

CITY OF CHICAGO
ZONING BOARD OF APPEALS

BRIAN L. CROWE
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
REVEREND WILFREDO DEJESUS
JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
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X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 20, 2010, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 2, 2010; 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 studio; the testimony of the appraiser was that the use would not have a negative impact on the neighborhood and is in character with the surrounding community and that the use complies with the standards for the granting of a special use; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Zoning and Land Use Planning recommends approval of the proposed tattoo studio.

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: Northside Café, Inc. **CAL NO.:** 301-10-Z
APPEARANCE FOR: Gary Wigoda **MINUTES OF MEETING:**
 August 20, 2010
APPEARANCE AGAINST: None
PREMISES AFFECTED: 635-37 N. Damen

NATURE OF REQUEST: Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a proposed public place of amusement license for an existing restaurant which is within 125' residential district.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

JUL 20 2011
CITY OF CHICAGO
ZONING BOARD OF APPEALS

BRIAN L. CROWE
 GIGI McCABE-MIELE
 DEMETRI KONSTANTELOS
 REVEREND WILFREDO DEJESUS
 JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
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X		

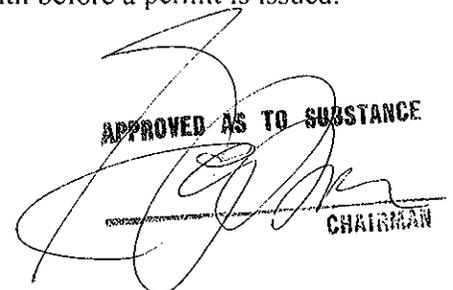
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 20, 2010, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on August 2, 2010 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 public place of amusement license for an existing restaurant which is located within 125' of a residential zoning district; 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: Yolanda Caicedo CAL NO.: 302-10-S
APPEARANCE FOR: Same MINUTES OF MEETING:
August 20, 2010
APPEARANCE AGAINST: None
PREMISES AFFECTED: 3118 W. Montrose

NATURE OF REQUEST: Application for a Special Use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a proposed beauty salon

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

JUL 20 2011

CITY OF CHICAGO
ZONING BOARD OF APPEALS

BRIAN L. CROWE
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
REVEREND WILFREDO DEJESUS
JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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X		

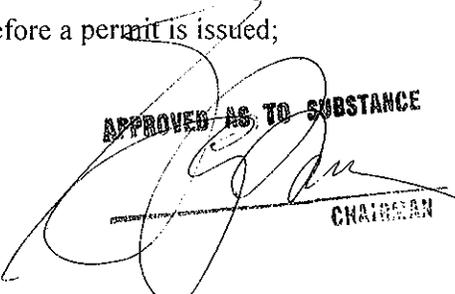
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 20, 2010, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 2, 2010; 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; testimony was offered that the use would not have a negative impact on the surrounding community and was in character with the neighborhood; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: JMBEE, LLC Flower Box Series JMBEE LL

CAL NO.: 303-10-S

APPEARANCE FOR: Gary Wigoda

MINUTES OF MEETING:
August 20, 2010

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2519 N. California

NATURE OF REQUEST: Application for a Special Use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of two proposed off-site parking spaces to serve the required parking for 2 dwelling units at 2456 N. California. The parking spaces will be leased for 99 years.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

JUL 20 2011

CITY OF CHICAGO
ZONING BOARD OF APPEALS

BRIAN L. CROWE
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
REVEREND WILFREDO DEJESUS
JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

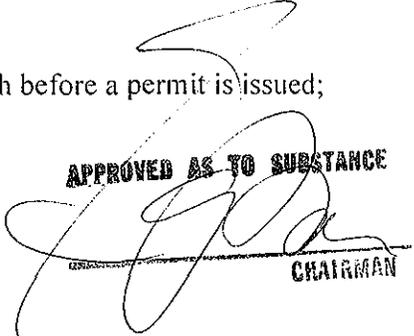
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 20, 2010, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 2, 2010; and

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 off-site parking to provide required parking for two residential units at 2456 N. California; the testimony of the appraiser was that the use would not have a negative impact on the community and meets the standards for the granting of a special use; the parking spaces shall be leased for 99 years; 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 Zoning and Land Use Planning recommends approval of the proposed off-site parking.

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: Elvia Almeida

CAL NO.: 304-10-S

APPEARANCE FOR: John Fritchey

MINUTES OF MEETING:
August 20, 2010

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1834 W. Foster

NATURE OF REQUEST: Application for a Special Use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a proposed beauty / nail salon.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

JUL 20 2011

CITY OF CHICAGO
ZONING BOARD OF APPEALS

BRIAN L. CROWE
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
REVEREND WILFREDO DEJESUS
JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

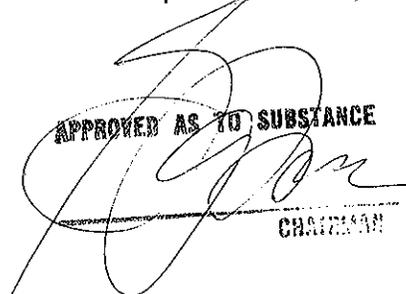
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 20, 2010, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 2, 2010; 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 shop/ nail salon; the testimony of the appraiser was that the use would not have a negative impact on the surrounding community and is in character with the neighborhood and meets all of the standards for the granting of a special use; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: B Meany, LLC **CAL NO.:** 305-10-S
APPEARANCE FOR: Scott Borstein **MINUTES OF MEETING:**
August 20, 2010
APPEARANCE AGAINST: None
PREMISES AFFECTED: 1238-1300 N. Kostner

NATURE OF REQUEST: Application for a Special Use under Chapter 17 of the Zoning Ordinance for the approval to expand an existing salvage yard.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

JUL 20 2011
CITY OF CHICAGO
ZONING BOARD OF APPEALS

BRIAN L. CROWE
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
REVEREND WILFREDO DEJESUS
JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 20, 2010, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 2, 2010; 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 is requesting to expand an existing salvage yard; the testimony of the appraiser was the use is existing and the applicant is only expanding an existing use and therefore would not have a negative impact on the surrounding community and is in character with the neighborhood; the Board also finds that the applicant may only crush vehicles on the west side of the yard; 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 Zoning and Land Use Planning recommends approval of a Class IV-B recycling facility for both the existing salvage yard and the proposed expansion, provided: landscaping and fencing are installed in compliance with the Chicago Landscape Ordinance, and that all pick-up and delivery of junk, fluids, flattened cars, or dumpsters be accessed from West Division Street via the easement across the Allied Metal property, south of 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

[Handwritten Signature]
CHRISTOPHER

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

APPLICANT: Matthew Lattimer CAL NO.: 306-10-Z

APPEARANCE FOR: Thomas Moore MINUTES OF MEETING: August 20, 2010

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1915 W. Grace

NATURE OF REQUEST: Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a proposed 2 story 2 dwelling unit building whose front yard shall be 4.6' instead of 20', combined side yards shall be 2.6', 2.6' on the west, zero on the east and to increase the height to 31.10' instead of 30

ACTION OF BOARD- VARIATION GRANTED

THE VOTE

JUL 20 2011

CITY OF CHICAGO ZONING BOARD OF APPEALS

BRIAN L. CROWE
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
REVEREND WILFREDO DEJESUS
JONATHAN SWAIN

Table with 3 columns: AFFIRMATIVE, NEGATIVE, ABSENT. Rows for each board member showing 'X' in the AFFIRMATIVE column.

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 20, 2010, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on August 2, 2010 and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to construct a 2 story 2 dwelling unit building whose front yard shall be 4.6', combined side yards shall be 2.6', 2.6' on the west, zero on the east and to increase the height to 31.10'; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

Handwritten signature of the Chairman over a line.

CHAIRMAN

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

APPLICANT: P. Scott Neville Jr. **CAL NO.:** 307-10-Z

APPEARANCE FOR: Stephen Stearn **MINUTES OF MEETING:**
August 20, 2010

APPEARANCE AGAINST: None

PREMISES AFFECTED: 4320 S. Vincennes

NATURE OF REQUEST: Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a proposed 3 story addition whose combined side yards shall be 5', north side shall be zero, south side yard shall be 8.8' and the rear yard shall be 16.11' instead of 35'.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

JUL 20 2011

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

BRIAN L. CROWE
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
REVEREND WILFREDO DEJESUS
JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

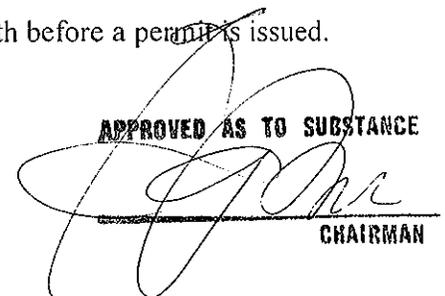
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 20, 2010, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on August 2, 2010 and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to construct a 3 story addition whose combined side yards shall be 5', north side shall be zero, the south side yard shall be 8.8' and the rear yard shall be 16.11'; 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: Nail & Spa of Lincoln
d/b/a 2 x 10 Nail & Spa

CAL NO.: 308-10-S

APPEARANCE FOR:

MINUTES OF MEETING:
August 20, 2010

APPEARANCE AGAINST:

PREMISES AFFECTED: 4612 N. Lincoln Avenue

NATURE OF REQUEST: Application for a Special Use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a proposed nail and spa facility.

ACTION OF BOARD-
CASE CONTINUED TO SEPTEMBER 17, 2010

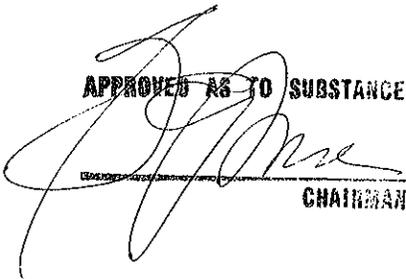
THE VOTE

JUL 20 2011
CITY OF CHICAGO
ZONING BOARD OF APPEALS

BRIAN L. CROWE
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
REVEREND WILFREDO DEJESUS
JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Blk & Wht Valet, LLC **CAL NO.:** 309-10-S

APPEARANCE FOR: Mark Kupiec **MINUTES OF MEETING:**
August 20, 2010

APPEARANCE AGAINST: None

PREMISES AFFECTED: 625-31 W. Randolph / 133-37 N. Des Plaines

NATURE OF REQUEST: Application for a Special Use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a proposed public parking garage.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

JUL 20 2011

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

BRIAN L. CROWE
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
REVEREND WILFREDO DEJESUS
JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

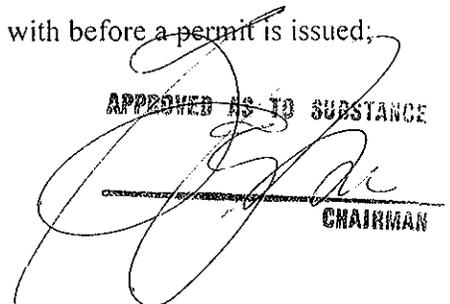
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 20, 2010, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 2, 2010; and

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 public parking garage at this location; testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; the testimony of the appraiser was that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; 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 Zoning and Land Use Planning recommends approval of the proposed public parking lot, provided landscaping and fencing are installed in compliance with the Chicago Landscape Ordinance.

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: South Loop Community Church **CAL NO.:** 309-10-S

APPEARANCE FOR: Richard Baker **MINUTES OF MEETING:**
August 20, 2010

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1347-51 S. State Street

NATURE OF REQUEST: Application for a Special Use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a proposed religious facility.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

JUL 20 2011

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

BRIAN L. CROWE
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
REVEREND WILFREDO DEJESUS
JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
RECUSED		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 20, 2010, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 2, 2010; 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 religious facility at this location; the testimony of the appraiser was that the use would not have a negative impact on the surrounding community and is in character with the neighborhood and meets all of the criteria for the granting of a special use; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Zoning and Land Use Planning recommends approval of the proposed religious 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: Blk & Wht Valet, LLC CAL NO.: 309-10-S

APPEARANCE FOR: Mark Kupiec MINUTES OF MEETING:

August 20, 2010

APPEARANCE AGAINST: None

PREMISES AFFECTED: 625-31 W. Randolph / 133-37 N. Des Plaines

NATURE OF REQUEST: Application for a Special Use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a proposed public parking garage.

ACTION OF BOARD- APPLICATION APPROVED

THE VOTE

JUL 20 2011

CITY OF CHICAGO ZONING BOARD OF APPEALS

BRIAN L. CROWE
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
REVEREND WILFREDO DEJESUS
JONATHAN SWAIN

Table with 3 columns: AFFIRMATIVE, NEGATIVE, ABSENT. Rows for each board member showing 'X' in the AFFIRMATIVE column.

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 20, 2010, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 2, 2010; 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 public parking garage at this location; testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; the testimony of the appraiser was that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; 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 Zoning and Land Use Planning recommends approval of the proposed public parking lot, provided landscaping and fencing are installed in compliance with the Chicago Landscape Ordinance.

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

APPROVED AS TO SUBSTANCE

Handwritten signature of the Chairman over the 'APPROVED AS TO SUBSTANCE' stamp.

CHAIRMAN

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

APPLICANT: 9243 S. Stony Island Avenue

CAL NO.: 311-10-S

APPEARANCE FOR: Same

MINUTES OF MEETING:
August 20, 2010

APPEARANCE AGAINST: None

PREMISES AFFECTED: 9243 S. Stony Island Avenue

NATURE OF REQUEST: Application for a Special Use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a proposed beauty salon / barber shop.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

JUL 20 2011

CITY OF CHICAGO
ZONING BOARD OF APPEALS

BRIAN L. CROWE
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
REVEREND WILFREDO DEJESUS
JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

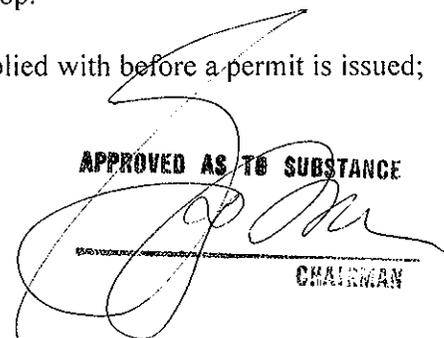
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 20, 2010, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 2, 2010; and

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/ barber shop at this location; the testimony of the appraiser was that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; 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 Zoning and Land Use Planning recommends approval of the proposed beauty salon and barber shop.

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

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Fezan-E-Medina Islamic Education Center **CAL NO.:** 312-10-S

APPEARANCE FOR: Richard Kruse **MINUTES OF MEETING:**

August 20, 2010

APPEARANCE AGAINST: Mary Oellrich, Jeanne Warsaw, Thomas Morris

PREMISES AFFECTED: 6821 N. Western

NATURE OF REQUEST: Application for a Special Use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a proposed religious assembly facility.

**ACTION OF BOARD-
APPLICATION DENIED**

THE VOTE

JUL 20 2011

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

BRIAN L. CROWE
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
REVEREND WILFREDO DEJESUS
JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
	X	
	X	
	X	
	X	

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 20, 2010 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 2, 2010; 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 objectors in this matter were neighborhood residents, neighborhood organizations and business owners; the objectors stated that they are opposed to the establishment of a mosque at this location because they feel that there will be an increase in the amount of traffic at this location; testimony was offered that the establishment of a religious assembly at this location would have an impact on the local business because the property in question is located in a business district and area business leaders are trying to revitalize the area with business uses; the objectors also stated that there has been a lack of communication between the neighborhood and the applicant and they have not had the opportunity to consult with the applicant in regards to the project; the applicant stated that the hours of worship run throughout the day and that the amount of people that come to worship varies and that the hours of worship would also vary between the winter and summer; the applicant stated that there is ample parking for all of the members of the mosque; the attorney for the applicant stated that all of the members (currently 40) of the mosque would be present to worship for one hour on Fridays at 1:00 P.M. throughout the year; the testimony of the appraiser was that the use would not have a negative impact on the community and is in character with the surrounding neighborhood; the Board finds that the establishment of a religious assembly at this location does not meet the criteria for the granting of a special use; the Board also finds that previous use of the subject site did not have the same intensity of use as the proposed religious assembly; the Board finds that with the testimony and evidence presented, the use does not comply with all applicable standards of this Zoning Ordinance; is not in the interest of the public convenience and will have a significant adverse impact on the general welfare of neighborhood or community; is not compatible with the character of the surrounding area in terms of site planning and building scale and project design; is not compatible with the character of the surrounding area in terms of operating characteristics,

APPROVED AS TO SUBSTANCE

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

CAL NO.: 312-10-S

MINUTES OF MEETING:

August 20, 2010

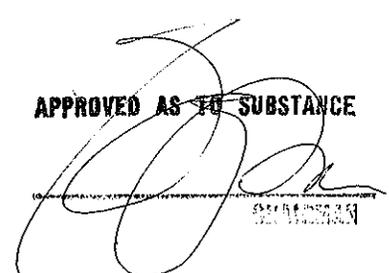
such as hours of operation, outdoor lighting, noise, and traffic generation; and is not designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be denied

JUL 20 2011

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

APPROVED AS TO SUBSTANCE



A handwritten signature in black ink, appearing to be 'D. J. ...', is written over a horizontal line. Below the line, the name 'D. J. ...' is printed in a small, bold font.

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

APPLICANT: Lamaris Salon & Day Spa Inc.

CAL NO.: 313-10-S

APPEARANCE FOR: Thomas Moore

MINUTES OF MEETING:
August 20, 2010

APPEARANCE AGAINST: None

PREMISES AFFECTED: 7436 N. Harlem

NATURE OF REQUEST: Application for a Special Use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a proposed beauty/ nail salon.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

JUL 20 2011

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

BRIAN L. CROWE
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
REVEREND WILFREDO DEJESUS
JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 20, 2010, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 2, 2010; 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 / nail salon at this location; the testimony of the appraiser was that the use would not have a negative impact on the surrounding community and is in character with the neighborhood and met the standards for the granting of a special use; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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

APPROVED AS TO SUBSTANCE

ZONING ADMINISTRATOR

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

APPLICANT: Douglas Scott Wheeler **CAL NO.:** 314-10-S
APPEARANCE FOR: Same **MINUTES OF MEETING:**
August 20, 2010
APPEARANCE AGAINST: None
PREMISES AFFECTED: 1454 N. Orleans

NATURE OF REQUEST: Application for a Special Use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of establish residential use below the second floor in a B3-3 Zoning District.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

JUL 20 2011

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

BRIAN L. CROWE
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
REVEREND WILFREDO DEJESUS
JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

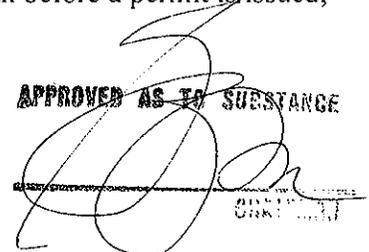
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 20, 2010, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on August 2, 2010; and

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

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Zoning and Land Use Planning recommends approval of the proposed first-floor residential use.

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

APPROVED AS TO SUBSTANCE



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

APPLICANT: North Shore Outdoor, LLC

CAL NO.: 41-10-A

APPEARANCE FOR: James Banks

MINUTES OF MEETING:

August 20, 2010

APPEARANCE AGAINST: None

PREMISES AFFECTED: 601 N. Wells

NATURE OF REQUEST: Application for an Appeal from the decision of the office of the Zoning Administrator under Chapter 17 of the Zoning Ordinance in refusing to allow the establishment of an off-premise free standing advertising sign at a height of 40' above grade. The sign contains 378 square feet. There is no permit for the erection of this sign. In DX districts the maximum height of a free standing sign is 24 feet.

ACTION OF BOARD-

THE DECISION OF THE ZONING ADMINISTRATOR IS REVERSED

THE VOTE

JUL 20 2011

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

BRIAN L. CROWE
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
REVEREND WILFREDO DEJESUS
JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
X		
X		
X		
	X	

THE RESOLUTION:

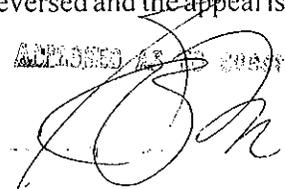
WHEREAS, the decision of the Office of the Zoning Administrator rendered, reads: "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 17-13-1200 ." and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 20, 2010; and

WHEREAS, the district maps show that the premises is located in an DX-5 Zoning District; 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 makes the following findings of fact: The appellant in this matter stated that there have been permits issued to this location for a roof top sign since 1996. The sign is located off of a state-controlled street and therefore the appellant submitted into evidence their registration for the sign that was submitted to the State of Illinois. The appellant stated that the sign was never abandoned and that there was never a notice issued from the city that the sign was abandoned and that a cancellation fee was never paid. The applicant stated that he is not trying to increase the size of the sign but would only like to have a permit issued for the sign as was once permitted in 1996. The owner of the property also testified that there has been a sign on his building for more than 20 years. He stated that rent has been paid on the sign by the applicant monthly since 2003. The Board will permit the applicant to establish an off-premise 378 square feet free standing advertising sign at a height of 40' above grade. The decision of the Zoning Administrator is reversed and the appeal is granted. A permit shall be obtained to memorialize this decision.

APPROVED AS TO SUBSTANCE:



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

APPLICANT: 3818 N. Lakewood, LLC **CAL NO.:** 192-10-A
APPEARANCE FOR: James Banks **MINUTES OF MEETING:**
August 20, 2010
APPEARANCE AGAINST: None
PREMISES AFFECTED: 1222 W. Fletcher Street

NATURE OF REQUEST: Application for an Appeal from the decision of the office of the Zoning Administrator under Chapter 17 of the Zoning Ordinance in refusing to recognize a 2 dwelling units in the front building and 2 dwelling units in the rear building. A 1998 permit states the coach house (rear building) will be de-converted to a single family residence.

ACTION OF BOARD-
THE DECISION OF THE ZONING ADMINISTRATOR IS REVERSED

THE VOTE

JUL 20 2011

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

BRIAN L. CROWE
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
REVEREND WILFREDO DEJESUS
JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

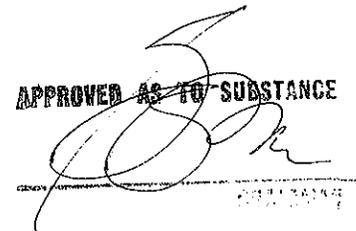
WHEREAS, the decision of the Office of the Zoning Administrator rendered, reads: "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 17-13-1200 ." and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 20, 2010; and

WHEREAS, the district maps show that the premises is located in a C1-1 Zoning District; 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 makes the following findings of fact: The appellant in this matter stated that the property was purchased in 2002 and at that time the property contained four dwelling units. The appellant stated that for the past 8 years he has rented out all four units that exist at the site. He would now like to sell the property and was received a zoning certification that stated that there were only two units at this location. The appellant stated that there was a permit to de-convert the coach house to a single family unit but that work was never completed. The appellant submitted a copy of water records from 1946 which indicated that there were four units at this location. The Board finds that the appellant has submitted sufficient evidence to establish four dwelling units at this location. There will be two dwelling units in the front building and two units in the rear building. The decision of the Zoning Administrator is reversed. A permit shall be obtained to memorialize this decision

APPROVED AS TO SUBSTANCE



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

APPLICANT: Kimball and Belmont LLC CAL NO.: 241-10-S

APPEARANCE FOR: James Banks MINUTES OF MEETING: August 20, 2010

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3200 N. Kimball/ 3400 W. Belmont

NATURE OF REQUEST: Application for a Special Use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a proposed one story addition (mini-mart) to an existing gas station.

ACTION OF BOARD- APPLICATION APPROVED

THE VOTE

JUL 20 2011 CITY OF CHICAGO ZONING BOARD OF APPEALS

BRIAN L. CROWE GIGI McCABE-MIELE DEMETRI KONSTANTELOS REVEREND WILFREDO DEJESUS JONATHAN SWAIN

Table with 3 columns: AFFIRMATIVE, NEGATIVE, ABSENT. Rows for each name show 'X' in the AFFIRMATIVE column.

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 20, 2010, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on June 3, 2010; and

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

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

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

APPROVED AS TO SUBSTANCE [Signature]

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

APPLICANT: Conrad Yun

CAL NO.: 242-10-Z

APPEARANCE FOR:

MINUTES OF MEETING:

June 18, 2010

APPEARANCE AGAINST:

PREMISES AFFECTED: 5105 S. Kimbark

NATURE OF REQUEST: Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a proposed front yard parking space on a substandard lot (120') which has no access to an alley whose front yard shall be reduced to 15' instead of 20'.

ACTION OF BOARD-
WITHDRAWN ON MOTION OF THE APPLICANT

THE VOTE

	AFFIRMATIVE	NEGATIVE	ABSENT
BRIAN L. CROWE	X		
GIGI McCABE-MIELE	X		
DEMETRI KONSTANTELOS	X		
REVEREND WILFREDO DEJESUS	X		
JONATHAN SWAIN	X		

JUL 20 2011

CITY OF CHICAGO
ZONING BOARD OF APPEALS

APPROVED AS TO SUBSTANCE

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

APPLICANT: Armand Candea

CAL NO.: 243-10-Z

APPEARANCE FOR: John Pikarski

MINUTES OF MEETING:
August 20 , 2010

APPEARANCE AGAINST: None

PREMISES AFFECTED: 5007 N. California Avenue

NATURE OF REQUEST: Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval of the establishment of the proposed subdivision of a zoning lot. The building which will remain shall have a north and south side yard of zero instead of 2.4' each, the combined side yards shall be zero instead of 6'.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

JUL 20 2011

CITY OF CHICAGO
ZONING BOARD OF APPEALS

BRIAN L. CROWE
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
REVEREND WILFREDO DEJESUS
JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

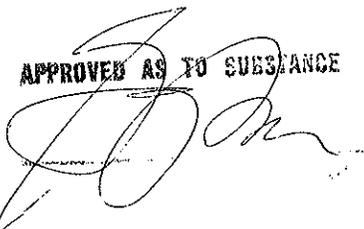
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 20, 2010 after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on June 3, 2010 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 subdivide an existing zoning lot. After the subdivision the remaining building will have a north and south side yard of zero and the combined side yard setback shall be zero; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE


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

APPLICANT: Shekinah Glory House, Inc.

CAL NO.: 249-10-S

APPEARANCE FOR:

MINUTES OF MEETING:

August 20, 2010

APPEARANCE AGAINST:

PREMISES AFFECTED: 2341 S. Sacramento Avenue

NATURE OF REQUEST: Application for a Special Use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a proposed transitional residence.

ACTION OF BOARD-

CASE CONTINUED TO SEPTEMBER 17, 2010

THE VOTE

JUL 20 2011

CITY OF CHICAGO
ZONING BOARD OF APPEALS

BRIAN L. CROWE
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
REVEREND WILFREDO DEJESUS
JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Arturo Torres

CAL NO.: 272-10-S

APPEARANCE FOR: James Banks

MINUTES OF MEETING:
August 20, 2010

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2344-46 W. Armitage Avenue

NATURE OF REQUEST: Application for a Special Use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a proposed off-site non-accessory parking lot.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

JUL 20 2011

CITY OF CHICAGO
ZONING BOARD OF APPEALS

BRIAN L. CROWE
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
REVEREND WILFREDO DEJESUS
JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

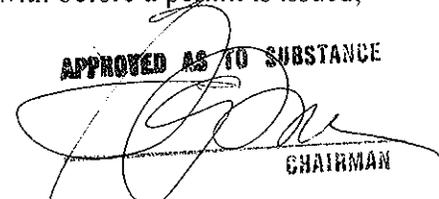
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 20, 2010, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on June 30, 2010; and

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

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s):The Department of Zoning and Land Use Planning recommends approval of the proposed parking lot, provided: it is constructed consistent with the layout and design represented on the site plan prepared by Axios Architects and Consultants, dated August 19, 2010; that the applicant secures authorization to access the parking lot from the north-south alley to the west; and that landscaping and fencing are installed in compliance with the Chicago Landscape Ordinance.

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: Arturo Torres **CAL NO.:** 273-10-Z
APPEARANCE FOR: James Banks **MINUTES OF MEETING:**
August 20, 2010
APPEARANCE AGAINST: None
PREMISES AFFECTED: 2344-46 W. Armitage Avenue

NATURE OF REQUEST: Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a proposed non-accessory parking lot whose front yard shall be 15' * instead of 20'.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

JUL 20 2011

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

BRIAN L. CROWE
 GIGI McCABE-MIELE
 DEMETRI KONSTANTELOS
 REVEREND WILFREDO DEJESUS
 JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

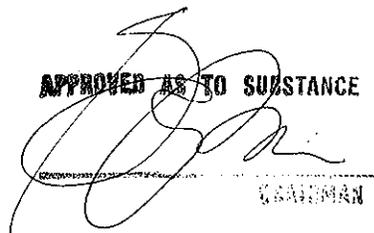
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 20, 2010, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on June 30, 2010 and

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 was granted a special use to establish an off-non accessory parking lot at this location in Cal. No.273-10-S; the parking lot shall have a front yard of 15'; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

* amended at hearing


APPROVED AS TO SUBSTANCE
 CHAIRMAN

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

APPLICANT: Galina Podolski **CAL NO.:** 274-10-A
APPEARANCE FOR: Same **MINUTES OF MEETING:**
 July 16, 2010
APPEARANCE AGAINST: None
PREMISES AFFECTED: 49 E. Oak Street

NATURE OF REQUEST: Application for a Appeal under Chapter 17 of the Zoning Ordinance for the approval of the establishment of The Zoning Administrator has determined that the applicants sign will be classified as a free standing sign. The sign is not attached to the building. The applicant claims the sign is not freestanding. The sign is located in the Oak Street Corridor.

ACTION OF BOARD-
THE DECISION OF THE ZONING ADMINISTRATOR IS REVERSED

THE VOTE

JUL 20 2011

**CITY OF CHICAGO
 ZONING BOARD OF APPEALS**

BRIAN L. CROWE
 GIGI McCABE-MIELE
 DEMETRI KONSTANTELOS
 REVEREND WILFREDO DEJESUS
 JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
	X	
X		
X		
X		
		X

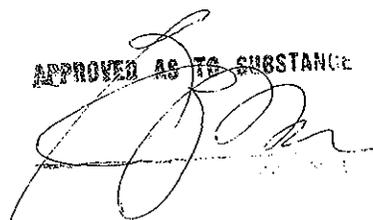
THE RESOLUTION:

WHEREAS, the decision of the Office of the Zoning Administrator rendered, reads: "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 17-13-1200 ." and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 20, 2010; and

WHEREAS, the district maps show that the premises is located in an DX-5 Zoning District; 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 makes the following findings of fact: The city denied the application for a sign permit because it was classified as a freestanding sign and because the sign is located in the Oak Street Corridor. The appellant in this matter stated that she would like to establish a wall sign at this location. The appellant stated that the sign is attached to the building. The appellant stated that the sign is attached to the retaining wall which is part of the structure of the building. The Board will permit the appellant to establish a wall mounted single sided sign. The applicant must construct the sign consistent with the drawings that were submitted to the Board with the applicants permit application. A permit shall be obtained to memorialize this decision. The decision of the Zoning Administrator is reversed.

APPROVED AS TO SUBSTANCE


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

APPLICANT: Nathan Ben Meyers **CAL NO.:** 276-10-S
APPEARANCE FOR: Same **MINUTES OF MEETING:**
August 20, 2010
APPEARANCE AGAINST: Jennifer Clark, Tim Mathias,
PREMISES AFFECTED: 1102 W. North Shore Avenue

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

ACTION OF BOARD-
APPLICATION DENIED

THE VOTE

JUL 20 2011

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

BRIAN L. CROWE
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
REVEREND WILFREDO DEJESUS
JONATHAN SWAIN

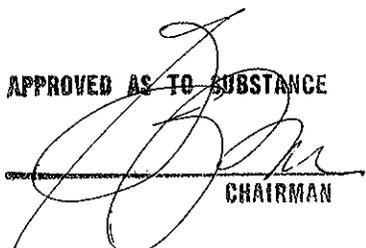
AFFIRMATIVE	NEGATIVE	ABSENT
	X	
	X	
	X	
	X	
	X	

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 20, 2010 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on June 30, 2010; 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 in this matter would like to establish a group living facility at this location; he would like to offer housing to students that attend Loyola University which is near to the subject site; the objectors are residents and representatives from area and Loyola University; the objectors stated that they are opposed to the establishment of a group living facility at this location because Mr. Meyers had previously rented the house to a fraternity and has been absentee-landlord. They also feel that the amount of people in the home would increase to more than the amount of the people that the home would be rented to. The objectors also stated that the area where the property is located is primarily comprised of owner occupied buildings and not rentals; the Board finds the use does not comply with all applicable standards of this Zoning Ordinance; is not in the interest of the public convenience and will have a significant adverse impact on the general welfare of the neighborhood or community; is not compatible with the character of the surrounding area in terms of site planning and building scale and project design; is not compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is not designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be denied.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: The Resurrection Project

CAL NO.: 285-10-S

APPEARANCE FOR: Rolando Acosta

MINUTES OF MEETING:
August 20, 2010

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1656-58 W. 18th Place

NATURE OF REQUEST: Application for a Special Use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a proposed 4 story 6 dwelling unit building with residential use on the first floor.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

JUL 20 2011

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

BRIAN L. CROWE
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
REVEREND WILFREDO DEJESUS
JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

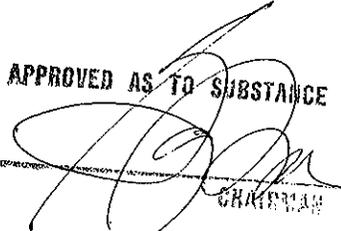
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 20, 2010, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on June 30, 2010; 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 Zoning and Land Use Planning recommends approval of the proposed first-floor residential use.

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: The Resurrection Project
APPEARANCE FOR: Rolando Acosta
APPEARANCE AGAINST: None
PREMISES AFFECTED: 1656-58 W. 18th Place

CAL NO.: 286-10-Z

MINUTES OF MEETING:
 August 20, 2010

NATURE OF REQUEST: Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a proposed four story, six dwelling unit building whose east side yard shall be zero instead of 2.58' (50% of the existing adjoining residential side yard).

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

JUL 20 2011

**CITY OF CHICAGO
 ZONING BOARD OF APPEALS**

BRIAN L. CROWE
 GIGI McCABE-MIELE
 DEMETRI KONSTANTELOS
 REVEREND WILFREDO DEJESUS
 JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

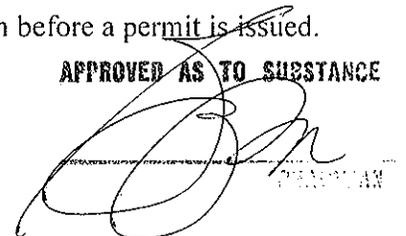
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 20, 2010, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on June 30, 2010 and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; a special use was granted to this property in Cal. No. 285-10-S which permitted the establishment of a residential use below the second floor; the request for the variation shall also be granted to construct a four story, six dwelling unit building whose east side yard shall be zero instead of 2.58' (50% of the existing adjoining residential side yard). the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE



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

APPLICANT: The Resurrection Project

CAL NO.: 287-10-Z

APPEARANCE FOR: Rolando Acosta

MINUTES OF MEETING:
August 20, 2010

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1814-20 S. Paulina

NATURE OF REQUEST: Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval to reduce one required loading berth.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

JUL 20 2011

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

BRIAN L. CROWE
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
REVEREND WILFREDO DEJESUS
JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 20, 2010, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on June 30, 2010 and

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

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

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

APPROVED AS TO SUBSTANCE

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

APPLICANT: The Resurrection Project **CAL NO.:** 288-10-Z
APPEARANCE FOR: Rolando Acosta **MINUTES OF MEETING:**
 August 20, 2010
APPEARANCE AGAINST: None
PREMISES AFFECTED: 1657-59 W. 18th Street

NATURE OF REQUEST: Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval to reduce a loading berth for a 15 dwelling unit building.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

JUL 20 2011

**CITY OF CHICAGO
 ZONING BOARD OF APPEALS**

BRIAN L. CROWE
 GIGI McCABE-MIELE
 DEMETRI KONSTANTELOS
 REVEREND WILFREDO DEJESUS
 JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 20, 2010, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on June 30, 2010 and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to eliminate one required loading berth for a 15 dwelling unit building; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE



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

APPLICANT: The Resurrection Project

CAL NO.: 289-10-S

APPEARANCE FOR: Rolando Acosta

MINUTES OF MEETING:
August 20, 2010

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1714-20 W. 18th Place

NATURE OF REQUEST: Application for a under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a proposed accessory off-site parking lot to serve to separate uses (21 dwelling units total).

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

JUL 20 2011

CITY OF CHICAGO
ZONING BOARD OF APPEALS

BRIAN L. CROWE
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
REVEREND WILFREDO DEJESUS
JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 20, 2010, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on June 30, 2010; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish an off-site parking lot which will serve two separate uses and provide parking for 21 dwelling units; the testimony of the appraiser was that the use would not have a negative impact on the surrounding community and is in character with the neighborhood and that he proposed use meets all of the criteria for the granting of a special use; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Zoning and Land Use Planning recommends approval of the proposed off-site, accessory parking lot for 1657 W. 18th Street, 1656-58 W. 18th Place and 1820 S. Paulina Street, and provided landscaping and fencing are installed in compliance with the Chicago Landscape Ordinance.

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

APPROVED AS TO SUBSTANCE
