

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

APPLICANT: Son Hoang **CAL NO.:** 299-10-S
APPEARANCE FOR: Ninh Ma **MINUTES OF MEETING:**
September 17, 2010
APPEARANCE AGAINST: Sylvia Washington
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-
APPLICATION APPROVED

THE VOTE

SEP 19 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		

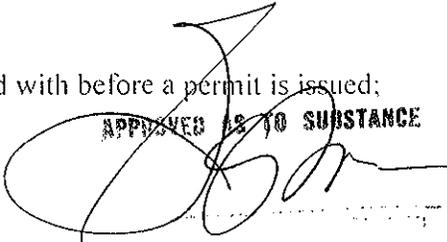
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 17, 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 subject site is located in a strip mall which consist of two fast food restaurants, a cellular store and two vacant store fronts; the applicant is requesting to establish a nail salon at this location; the testimony of the appraiser was that there was not another personal service located within 1,000 feet of the subject site; the objector, Sylvia Washington is the chief of staff to Alderman Lona Lane; Ms. Washington testified that there are personal services located within 1,000 of the subject site; the objection was that there are too many similar uses in the area and that the community wanted a variety of businesses on the street; the applicant testified that the only service offered will be nail service; the Board finds that because the use is a specialized type of use and does not offer anything other than nail services the use would not have a negative impact; the testimony of the appraiser was that the use is in character with the surrounding community and would not have a negative impact on the neighborhood; the applicant shall be permitted to establish a nail salon at this location; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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

APPROVED AS TO SUBSTANCE


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

APPLICANT: House of Lather Co. **CAL NO.:** 315-10-S
APPEARANCE FOR: Thomas Moore **MINUTES OF MEETING:**
 September 17, 2010
APPEARANCE AGAINST: None
PREMISES AFFECTED: 2256 W. Roscoe Street

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

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

SEP 19 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:

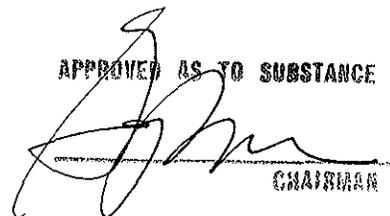
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 17, 2010, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 2, 2010; and

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; the testimony of the appraiser was that the use met with all of the criteria for the granting of a special use 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 beauty 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: Jadranka Jokanic d/b/a Nas Nails & Spa

CAL NO.: 316-10-S

APPEARANCE FOR:

MINUTES OF MEETING:

September 17, 2010

APPEARANCE AGAINST:

PREMISES AFFECTED: 2250 W. Foster Avenue, Unit # 1 W

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-
DISMISSED FOR WANT OF PROSECUTION

THE VOTE

SEP 19 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]
CHAIRMAN

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

APPLICANT: Irene's Massage Incorporated* **CAL NO.:** 317-10-S
APPEARANCE FOR: Dominika Fard **MINUTES OF MEETING:**
September 17, 2010
APPEARANCE AGAINST: None
PREMISES AFFECTED: 7132 N. Harlem 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 massage establishment

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

SEP 19 2011

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

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

AFFIRMATIVE	NEGATIVE	ABSENT
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X		
X		
		X
X		

THE RESOLUTION:

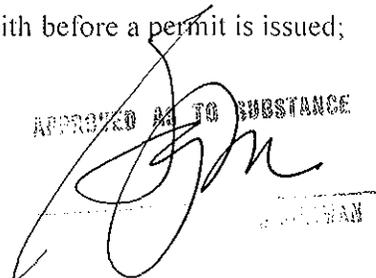
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 17, 2010, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 2, 2010; and

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 massage establishment 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; testimony was also offered that the use met 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 massage establishment.

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

JONATHAN SWAIN

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

APPLICANT: Narangerel Ulziibayar

CAL NO.: 318-10-S

APPEARANCE FOR: Allison Pawlicki

MINUTES OF MEETING:
September 17, 2010

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1418 W. Belmont 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 salon.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

SEP 19 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 September 17, 2010, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 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 nail salon at this location; testimony was offered that the use would not have a negative impact on the 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 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 BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Pepe's Billares

CAL NO.: 319-10-S

APPEARANCE FOR:

MINUTES OF MEETING:

September 17, 2010

APPEARANCE AGAINST:

PREMISES AFFECTED: 2600 W. Cermak Road

NATURE OF REQUEST: Application for a Special Use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of an off-site accessory parking lot to serve a proposed billiard parlor at 2654 W. Cermak Road

ACTION OF BOARD-
DISMISSED FOR WANT OF PROSECUTION

THE VOTE

SEP 19 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
[Signature]
CHAIRMAN

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

APPLICANT: Autospa, Inc. an Illinois Corporation

CAL NO.: 321-10-S

APPEARANCE FOR:

MINUTES OF MEETING:

September 17, 2010

APPEARANCE AGAINST:

PREMISES AFFECTED: 1317 W. North Avenue

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

ACTION OF BOARD-
CASE CONTINUED TO OCTOBER 15, 2010

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
		X
X		

SEP 19 2011

CITY OF CHICAGO
ZONING BOARD OF APPEALS

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Noble Network of Charter Schools **CAL NO.:** 322-10-Z
APPEARANCE FOR: Graham Grady **MINUTES OF MEETING:** September 17, 2010
APPEARANCE AGAINST: None
PREMISES AFFECTED: 725-43 N. Lawndale Avenue

NATURE OF REQUEST: Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a proposed one story gymnasium whose rear yard setback shall be 8'-3" and to reduce the front yard to 9' instead of 20' to permit parking for 26 vehicles on the N. Lawndale Avenue side.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

SEP 19 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		

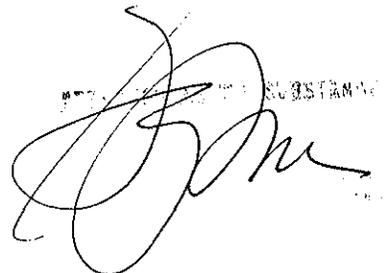
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 17, 2010, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on September 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 one story gymnasium whose rear yard setback shall be 8'-3" and to reduce the front yard to 9' to permit parking for 26 vehicles on the N. Lawndale Avenue side; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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



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

APPLICANT: Ashland Arms Guest House, Inc. # 303 **CAL NO.:** 323-10-Z

APPEARANCE FOR: Same **MINUTES OF MEETING:**
September 17, 2010

APPEARANCE AGAINST: None

PREMISES AFFECTED: 6406-10 N. Clark Street

NATURE OF REQUEST: Application for a Variation under Chapter 17 of the Zoning Ordinance to eliminate one required parking space in order to operate a bed and breakfast within a multi-unit building.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

SEP 19 2011

CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
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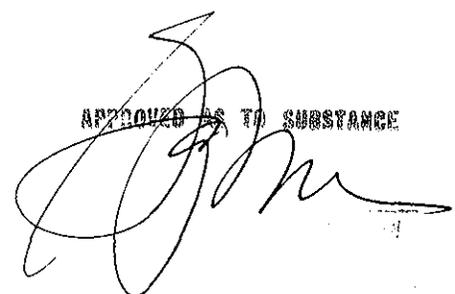
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 17, 2010, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on September 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 would like to establish a bed and breakfast at this location; the applicant shall be permitted to eliminate one required parking space for the bed and breakfast at this location; 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: Sunny 2000 Corporation

CAL NO.: 324-10-Z

APPEARANCE FOR: Dominika Fard

MINUTES OF MEETING:
September 17, 2010

APPEARANCE AGAINST: None

PREMISES AFFECTED: 5524-26 W. Lincoln Avenue

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

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

SEP 19 2011

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

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

AFFIRMATIVE	NEGATIVE	ABSENT
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		X
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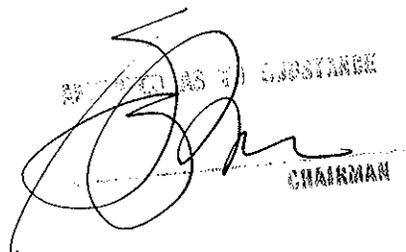
THE RESOLUTION:

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


 DEMETRI KONSTANTELOS
 CHAIRMAN

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

APPLICANT: Vietnamese Association of Illinois **CAL NO.:** 325-10-S
APPEARANCE FOR: Same **MINUTES OF MEETING:** September 17, 2010
APPEARANCE AGAINST: None
PREMISES AFFECTED: 5110 N. Broadway

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

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

SEP 19 2011
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
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X		

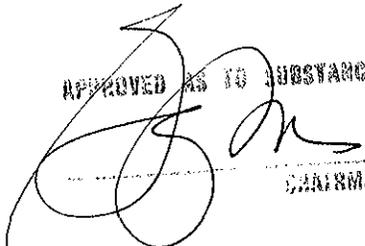
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 17, 2010, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 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 community center at this location; the testimony of the appraiser was the use would not have a negative impact on the surrounding community and is in character with the neighborhood; the testimony given was that the use complied with 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 community center.

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: Windy City Metal Recycling and Resources, LLC CAL NO.: 326-10-S

APPEARANCE FOR: John George

MINUTES OF MEETING:
September 17, 2010

APPEARANCE AGAINST: None

PREMISES AFFECTED: 4617 W. Division Street

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

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

SEP 19 2011

CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
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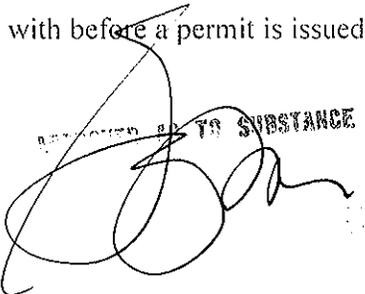
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 17, 2010, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 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 Class IV recycling facility; the testimony of the appraiser was that the use complied with all of the standards for the granting of a special use and was not out of character with the neighborhood and is compatible with the surrounding community; 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 Class IV-A recycling facility 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, dumpsters or other recyclable materials be accessed only from West Division Street.

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

REMOVED BY TO SUBSTANCE


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

APPLICANT: Ronald McDonald House Charities of Chicagoland and Northwest Indiana **CAL NO.:** 327-10-Z

APPEARANCE FOR: Andrew Scott **MINUTES OF MEETING:** September 17, 2010

APPEARANCE AGAINST: None

PREMISES AFFECTED: 207- 11 E. Grand Avenue

NATURE OF REQUEST: Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval to eliminate one required off street loading berth for a 15 story hotel and retail building.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

SEP 19 2011

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

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

AFFIRMATIVE	NEGATIVE	ABSENT
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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 September 17, 2010, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on September 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 eliminate one required off street loading berth for a 15 story hotel and retail building; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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



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

APPLICANT: The Spot Nailcare, Inc. / Constance Sullivan

CAL NO.: 328-10-S

APPEARANCE FOR: Same

MINUTES OF MEETING:
September 17, 2010

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3939 W. Division

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

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

SEP 19 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
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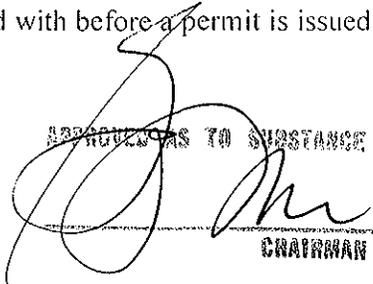
THE RESOLUTION:

) WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 17, 2010, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 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 nail salon 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 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 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: Robert Friedlander **CAL NO.:** 329-10-Z
APPEARANCE FOR: Steve Friedland **MINUTES OF MEETING:**
 September 17, 2010
APPEARANCE AGAINST: None
PREMISES AFFECTED: 2068 N. Leavitt

NATURE OF REQUEST: Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a proposed south side yard platform and a 3rd floor rear addition whose rear yard shall be 1.68' instead of 30', an expansion of 1057* square feet and a south side yard of zero for the platform.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

SEP 19 2011

**CITY OF CHICAGO
 ZONING BOARD OF APPEALS**

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

AFFIRMATIVE	NEGATIVE	ABSENT
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X		
X		
		X
X		

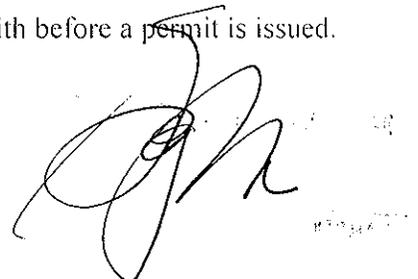
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 17, 2010, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on September 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 south side yard platform and a 3rd floor rear addition whose rear yard shall be 1.68' and an expansion of 1057* square feet and a south side yard of zero for the platform; 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

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

APPLICANT: Long Division LLC

CAL NO.: 330-10-Z

APPEARANCE FOR: James Banks

MINUTES OF MEETING:
September 17, 2010

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1846 W. Division Street

NATURE OF REQUEST: Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval of to convert an existing 4 story building to an 11 dwelling unit and commercial units at grade whose minimum lot shall be 10,700 square feet instead of 11,000 and to allow the building's facade to be located 7' from the property line instead of 5' and to reduce the rear yard to 29'-8 1/4".

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

* CORRECTED 3-20-12



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 September 17, 2010, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on September 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 convert an existing 4 story building to an 11* dwelling unit building with commercial units at grade whose minimum lot area shall be 10,700 square feet and to permit the facade of the building to be located 7' from the property line instead of 5' also to reduce the rear yard to 29'-8 1/4"; 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.

* Scribners Error

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

APPLICANT: Long Division LLC **CAL NO.:** 330-10-Z
APPEARANCE FOR: James Banks **MINUTES OF MEETING:**
September 17, 2010
APPEARANCE AGAINST: None
PREMISES AFFECTED: 1846 W. Division Street

NATURE OF REQUEST: Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval of to convert an existing 4 story building to an 8 dwelling unit and 4 commercial units whose minimum lot area shall be 10,700 square feet instead of 11,000 and to allow the building's facade to be located 7' from the property line instead of 5' and to reduce the rear yard to 29'-8 1/4".

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

**SEP 19 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:

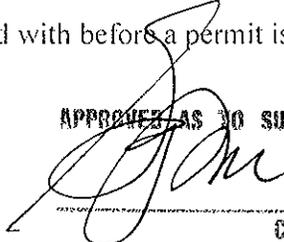
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 17, 2010, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on September 2, 2010 and

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 convert a an existing 4 story building to an 8 dwelling unit building with 4 commercial units whose minimum lot area shall be 10,700 square feet and to permit the facade of the building to be located 7' from the property line instead of 5' also to reduce the rear yard to 29'-8 1/4"; 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: Miguel Santacruz **CAL NO.:** 331-10-Z
APPEARANCE FOR: Same **MINUTES OF MEETING:**
 September 17, 2010
APPEARANCE AGAINST: None
PREMISES AFFECTED: 2722 W. Thomas Street

NATURE OF REQUEST: Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a proposed one story open front porch whose front yard shall be zero instead of 14.45'.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

SEP 19 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 September 17, 2010, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on September 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 one story open front porch whose front yard 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.



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

APPLICANT: Courtland Pre-School, LLC

CAL NO.: 332-10-Z

APPEARANCE FOR: Same

MINUTES OF MEETING:

September 17, 2010

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2625 W. Cortland Street / 1859 N. Talman Avenue

NATURE OF REQUEST: Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval of the establishment of to eliminate one required parking space for a proposed day care center.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

SEP 19 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 September 17, 2010, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on September 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 eliminate one required parking space for a day care center; there is currently no parking at this location; the applicant stated that the majority of her clients would walk to the facility; 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: Behringer Harvard Burnham, LLC **CAL NO.:** 333-10-S
APPEARANCE FOR: Kate Duncan **MINUTES OF MEETING:**
 September 17, 2010
APPEARANCE AGAINST: None
PREMISES AFFECTED: 720-30 S. Clark 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 6 story parking garage for non-accessory public parking.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

SEP 19 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 September 17, 2010, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 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 6 story non-accessory public parking lot at this location; the testimony of the appraiser was that the use would not have a negative impact on the surrounding property and is in character with the surrounding 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 176-space non-accessory parking.

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: Behringer Harvard Burnham, LLC **CAL NO.:** 334-10-S
APPEARANCE FOR: Kate Duncan **MINUTES OF MEETING:** September 17, 2010
APPEARANCE AGAINST: None
PREMISES AFFECTED: 720-30 S. Clark 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 6 story parking garage which will contain a 45% increase in public parking space (non-required, non-accessory).

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

SEP 19 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 September 17, 2010, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 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 6 story parking garage which will contain a 45% increase in public parking spaces (non- required, non-accessory); the testimony of the appraiser was that the use would not have a negative impact on the surrounding community and is character with the neighborhood; testimony was also offered that the use complied with 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 to allow up to 45% if the required residential parking spaces or 74 spaces to be used for non-accessory parking. The Department notes that this would increase the allowed non-accessory parking in the building to a maximum of 177.

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: Bekim Mehmeti **CAL NO.:** 335-10-S
APPEARANCE FOR: Dean Maragos **MINUTES OF MEETING:**
September 17, 2010
APPEARANCE AGAINST: None
PREMISES AFFECTED: 5325 W. Fullerton

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

SEP 19 2011

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

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

AFFIRMATIVE	NEGATIVE	ABSENT
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X		
		X
X		

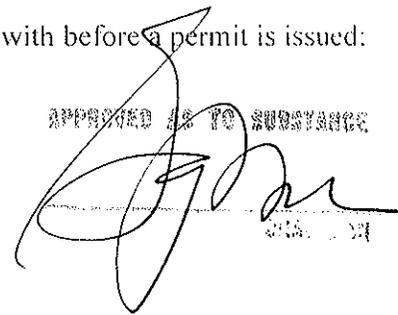
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 17, 2010, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 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 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; additional testimony was offered that the use met 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 beauty salon.

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

APPROVED AS TO SUBSTANCE


ZONING BOARD OF APPEALS
CITY OF CHICAGO

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



SEP 19 2011

CITY OF CHICAGO
ZONING BOARD OF APPEALS

Family Den, Inc.
APPLICANT

336-10-S
CALENDAR NUMBER

8940-42 S. Stony Island Ave.
PREMISES AFFECTED

Sept. 20, 2010
MINUTES OF MEETING

Roderick Sawyer
APPEARANCE FOR APPLICANT

8800-8900 South Harper Block Club; 87th, 88th, 89th & Blackstone Block Club
APPEARANCE AGAINST APPLICATION

NATURE OF REQUEST

Application to permit the establishment of a proposed expansion of an existing tavern.

ACTION OF BOARD

THE VOTE

The application for special use is approved subject to the conditions specified in this decision.

	AFFIRMATIVE	NEGATIVE	ABSENT
Jonathan Swain	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Wilfredo DeJesus	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Demetri Konstantelos	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Geraldine McCabe-Miele	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Brian L. Crowe, Chair	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

FACTS

Application to permit the establishment of a proposed expansion of an existing tavern. Family Den, Inc. is proposing to remove a wall so it can expand the business within its current building.

TESTIMONY

CHARLES GORDON, president of applicant, Family Den, Inc, testified in support of the proposed special use.

Mr. Gordon testified that he has been involved with Family Den for 25 years, and that the location has had the same character for at least 40 years. Family Den is currently

APPROVED AS TO SUBSTANCE

CHAIRMAN

leasing the building from a landlord. He wants to expand the business an additional 15', which he said would accommodate more patrons and allow the business to employ more people. The proposed expansion would include additional seating, a small bar, and a larger women's restroom.

Because of the expansion, a Public Place of Amusement occupancy license would also be required. This type of license wasn't necessary before because it requires a building capacity of 100 people, and the current occupancy is only 91 people.

Mr. Gordon testified that the current business has been licensed for the past 25 years, offering food, music and dancing. The music is primarily provided by a DJ, with a live band twice a month. Mr. Gordon stated that the hours and manner of operation will not change, though additional parking will be added at the rear of the building. The current hours of operation are from 12:00 noon until 2:00am, and until 3:00am on Saturdays. The business has grown over the past five years, but there has been no change in programming. He described his typical clientele as age 40 and over.

Mr. Gordon testified that he has been involved in the community. He has donated more than \$30,000 over 25 years to give scholarships to children going to college, and he has sponsored youth programs. He testified that he is familiar with the objectors Ms. Smith and Ms. Curry, but he is not familiar with their block club. Furthermore, he testified that he himself is a resident of the surrounding neighborhood.

Mr. Gordon also testified that his patrons do not leave the Family Den with bottles, and the business does not sell packaged goods. He stated that he periodically helps to clean up the neighborhood between 90th and 89th Streets from Stony Island to Harper.

KAREEM MUSAWWIR, land use consultant, testified in support of the proposed special use.

Mr. Musawwir testified that he had visited and was familiar with the subject site, a one-story brick building. The proposal would expanding the existing use into the remainder of the building, and the Family Den would pick up additional parking behind the building.

Mr. Musawwir testified that in his opinion the proposed use complies with all zoning standards: it provides and exceeds required off-street parking; it is in the interest of the public convenience and would not have a significant adverse impact on the general welfare of the neighborhood or community; and it is compatible with the character of the surrounding area. He also testified that other similar uses are nearby on Stony Island, with similar operating characteristics in terms of hours and lighting. However, he testified that the zoning classification for this block is B3-2, but much of Stony Island is zoned for Commercial.

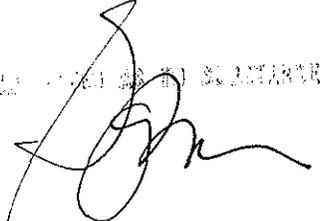
Mr. Musawwir also testified that much of the conflict between Family Den and nearby residents relates to parking, but all of the nearby businesses he reviewed already provide the required amount of parking.

JOHN TURNER testified in support of the proposed special use.

Mr. Turner stated that Family Den caters to an older clientele of age 40 and older. He supports the expansion because it will help offer more conference space for the community. He also testified that there have not been any parking lot break-ins since Gordon has been operating this site.

SEP 19 2011

CITY OF CHICAGO
ZONING BOARD OF APPEALS

2011 SEP 19 10 30 AM


FAY McDONALD testified in support of the proposed special use

Ms. McDonald testified that she currently works at Family Den, and she feels that the expansion would help provide jobs for the area.

LUTHER MORRIS testified in support of the proposed special use.

Mr. Morris testified that he is a retired teacher, that the Family Den is safe. He testified that there is someone watching and parking cars, and the sidewalks get cleaned in winter.

JEFF CLAYTON, chairman of 8900-9000 blocks of South Harper block club, testified in opposition to the proposed special use.

Mr. Clayton testified that the proposal would cause adverse effects on the community. He read his testimony from a letter signed by 69 residents within 125' of the proposed expansion. He outlined eight objections: (1) patrons loitering in the area; (2) food and liquor trash hurting the beauty of streets and lawns; (3) rude and disorderly patrons; (4) noise from departing patrons at 2am-3am; (5) traffic congestion and patrons taking residents' parking spaces; (6) theft and vandalism of patrons' and residents' vehicles; (7) increasing crime rate, including homicide and muggings; and (8) constant disturbance to the neighborhood that has required community organization to counteract.

Mr. Clayton testified that other individuals have talked with Mr. Gordon about their concerns in the past. Mr. Clayton testified that the neighborhood does not have permit parking for residents, but they are addressing that possibility.

SHANI SMITH, president of 87th, 88th, 89th and Blackstone block club and director of Association of Block Clubs in Calumet Heights, testified in opposition to the proposed special use.

Ms. Smith testified that Mr. Gordon is not involved with any local Chamber of Commerce and has no relationship with community groups or block clubs in the area. She also testified that she used to be a patron of the Family Den, but the crowds have grown too large over time. She testified that in her opinion, residents now feel that they are captives in their homes because of the applicant's patrons.

VELMA CURRY testified in opposition to the proposed special use.

Ms. Curry testified that she is a retired teacher who lives in the area. She also testified that she is concerned about Family Den patrons breaking into cars and leaving trash in the neighborhood. Ms. Curry also testified that the applicant's parking lot can't handle 100 cars. Even if some streets can get permit parking, other streets in the neighborhood have the same problem with excessive parking from the Family Den. Ms. Curry testified that she can hear music from another club to the north of the Family Den, but that she notices trash left by patrons of both establishments.

FINDINGS

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

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

No evidence was presented to indicate violation of any standards. This Zoning Ordinance standard is met.

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

The growth in business at the Family Den supports the proposed expansion to serve the public convenience. Furthermore, the proposed use will also enable the Family Den to hire additional employees from the community. This Zoning Ordinance standard is met.

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

The expansion is modest in scale in comparison with the existing size of the business, and is contained within an existing building. This Zoning Ordinance standard is met.

4. The proposed use is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation.

The proposed expansion will not significantly increase the impact of the Family Den on the surrounding neighborhood. While there was evidence presented about the level of traffic generated, the proposed expansion will also include additional parking. The proposed use is an expansion of an existing lawful use, and the applicant testified that there will be no change in the programming or other operating characteristics. This Zoning Ordinance standard is met.

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

The proposed use does not entail any changes to the pedestrian environment. This Zoning Ordinance standard is met.

CONCLUSION

As the standards for granting a special use have been met, the Zoning Board of Appeals hereby approves the requested special use.

To ensure that the proposed special use does not have adverse impacts on surrounding property, pursuant to Zoning Ordinance Section 17-13-0906, the Board imposes the following additional conditions of approval. These conditions are intended to mitigate

SEP 19 2011

CITY OF CHICAGO
ZONING BOARD OF APPEALS

any adverse impacts of the proposed use, and are imposed in the interest of the health, safety, and welfare of residents in the surrounding neighborhood.

1. The Applicant must conspicuously post a sign near its front exit stating that when patrons leave the premises, they should be quiet and respectful of the residential neighbors.
2. The Applicant must not permit patrons to leave its building with bottles, cans, cups, or other trash.

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CITY OF CHICAGO
ZONING BOARD OF APPEALS

APPROVED AS TO SUBSTANCE



CHAIRMAN

ZONING BOARD OF APPEALS
CITY OF CHICAGO

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



SEP 19 2011

CITY OF CHICAGO
ZONING BOARD OF APPEALS

Family Den, Inc.
APPLICANT

337-10-Z
CALENDAR NUMBER

8940-42 S. Stony Island Ave.
PREMISES AFFECTED

Sept. 20, 2010
MINUTES OF MEETING

Roderick Sawyer
APPEARANCE FOR APPLICANT

8800-8900 South Harper Block Club; 87th, 88th, 89th & Blackstone Block Club
APPEARANCE AGAINST APPLICATION

NATURE OF REQUEST

Application for the establishment of a public place of amusement license for an existing tavern, which is located within 125' of a Residential Single Unit (Detached House) District.

ACTION OF BOARD

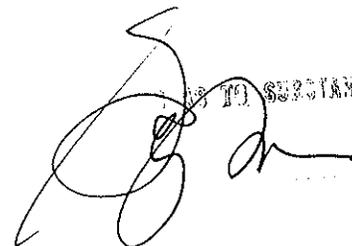
The application for special use is approved subject to the conditions specified in this decision.

THE VOTE

	AFFIRMATIVE	NEGATIVE	ABSENT
Jonathan Swain	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Wilfredo DeJesus	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Demetri Konstantelos	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Geraldine McCabe-Miele	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Brian L. Crowe, Chair	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

FACTS

Application for the establishment of a public place of amusement license for an existing tavern, which is located within 125' of a Residential Single Unit (Detached House) District. Family Den, Inc. is proposing to remove a wall so it can expand the business within its current building. This change would increase the building occupancy above 100 people, requiring a public place of amusement license.


APPROVED TO SURVIVANCE

TESTIMONY

CHARLES GORDON, president of applicant, Family Den, Inc, testified in support of the proposed special use.

Mr. Gordon testified that he has been involved with Family Den for 25 years, and that the location has had the same character for at least 40 years. Family Den is currently leasing the building from a landlord. He wants to expand the business an additional 15', which he said would accommodate more patrons and allow the business to employ more people. The proposed expansion would include additional seating, a small bar, and a larger women's restroom.

Because of the expansion, a Public Place of Amusement occupancy license would also be required. This type of license wasn't necessary before because it requires a building capacity of 100 people, and the current occupancy is only 91 people.

Mr. Gordon testified that the current business has been licensed for the past 25 years, offering food, music and dancing. The music is primarily provided by a DJ, with a live band twice a month. Mr. Gordon stated that the hours and manner of operation will not change, though additional parking will be added at the rear of the building. The current hours of operation are from 12:00 noon until 2:00am, and until 3:00am on Saturdays. The business has grown over the past five years, but there has been no change in programming. He described his typical clientele as age 40 and over.

Mr. Gordon testified that he has been involved in the community. He has donated more than \$30,000 over 25 years to give scholarships to children going to college, and he has sponsored youth programs. He testified that he is familiar with the objectors Ms. Smith and Ms. Curry, but he is not familiar with their block club. Furthermore, he testified that he himself is a resident of the surrounding neighborhood.

Mr. Gordon also testified that his patrons do not leave the Family Den with bottles, and the business does not sell packaged goods. He stated that he periodically helps to clean up the neighborhood between 90th and 89th Streets from Stony Island to Harper.

KAREEM MUSAWWIR, land use consultant, testified in support of the proposed special use.

Mr. Musawwir testified that he had visited and was familiar with the subject site, a one-story brick building. The proposal would expanding the existing use into the remainder of the building, and the Family Den would pick up additional parking behind the building.

Mr. Musawwir testified that in his opinion the proposed use complies with all zoning standards: it provides and exceeds required off-street parking; it is in the interest of the public convenience and would not have a significant adverse impact on the general welfare of the neighborhood or community; and it is compatible with the character of the surrounding area. He also testified that other similar uses are nearby on Stony Island, with similar operating characteristics in terms of hours and lighting. However, he testified that the zoning classification for this block is B3-2, but much of Stony Island is zoned for Commercial.

Mr. Musawwir also testified that much of the conflict between Family Den and nearby residents relates to parking, but all of the nearby businesses he reviewed already provide the required amount of parking.

SEP 19 2011

JOHN TURNER testified in support of the proposed special use.

Mr. Turner stated that Family Den caters to an older clientele of age 40 and older. He supports the expansion because it will help offer more conference space for the community. He also testified that there have not been any parking lot break-ins since Gordon has been operating this site.

FAY MCDONALD testified in support of the proposed special use

Ms. McDonald testified that she currently works at Family Den, and she feels that the expansion would help provide jobs for the area.

LUTHER MORRIS testified in support of the proposed special use.

Mr. Morris testified that he is a retired teacher, that the Family Den is safe. He testified that there is someone watching and parking cars, and the sidewalks get cleaned in winter.

JEFF CLAYTON, chairman of 8900–9000 blocks of South Harper block club, testified in opposition to the proposed special use.

Mr. Clayton testified that the proposal would cause adverse effects on the community. He read his testimony from a letter signed by 69 residents within 125' of the proposed expansion. He outlined eight objections: (1) patrons loitering in the area; (2) food and liquor trash hurting the beauty of streets and lawns; (3) rude and disorderly patrons; (4) noise from departing patrons at 2am–3am; (5) traffic congestion and patrons taking residents' parking spaces; (6) theft and vandalism of patrons' and residents' vehicles; (7) increasing crime rate, including homicide and muggings; and (8) constant disturbance to the neighborhood that has required community organization to counteract.

Mr. Clayton testified that other individuals have talked with Mr. Gordon about their concerns in the past. Mr. Clayton testified that the neighborhood does not have permit parking for residents, but they are addressing that possibility.

SHANI SMITH, president of 87th, 88th, 89th and Blackstone block club and director of Association of Block Clubs in Calumet Heights, testified in opposition to the proposed special use.

Ms. Smith testified that Mr. Gordon is not involved with any local Chamber of Commerce and has no relationship with community groups or block clubs in the area. She also testified that she used to be a patron of the Family Den, but the crowds have grown too large over time. She testified that in her opinion, residents now feel that they are captives in their homes because of the applicant's patrons.

VELMA CURRY testified in opposition to the proposed special use.

Ms. Curry testified that she is a retired teacher who lives in the area. She also testified that she is concerned about Family Den patrons breaking into cars and leaving trash in the neighborhood. Ms. Curry also testified that the applicant's parking lot can't handle 100 cars. Even if some streets can get permit parking, other streets in the neighborhood have the same problem with excessive parking from the Family Den. Ms. Curry testified that she can hear music from another club to the north of the Family Den, but that she notices trash left by patrons of both establishments.

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FINDINGS

17-13-1101-M The Zoning Board of Appeals is authorized to grant a variation allowing an establishment requiring a public place of amusement license to locate within 125 feet of any RS1, RS2 or RS3 district.

Pursuant to Section 17-13-1107 of the Chicago Zoning Ordinance, the Board makes the following findings with reference to the Applicant's application for a Variance.

1. Strict compliance with the regulations and standards of the Zoning Ordinance would create practical difficulties or particular hardships for the subject property.
 - a. The property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of the Zoning Ordinance.

The expansion of the Applicant's business within its current building is in the interest of the public convenience, but the increased occupancy requires a Public Place of Amusement License. Under the Zoning Ordinance, a PPA license within 125 feet of a Residential Single-Unit District requires variance approval from this Board. Therefore, the proposed expansion cannot earn a reasonable return without such a variance. This Zoning Ordinance standard is met.

- b. The practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to similarly situated property.

This application arises from the expansion of an existing business that was already located within 125 feet of a Residential Single-Unit District. These circumstances are not generally applicable to similarly zoned property. The proximity to residential single-family dwellings was not created by the applicant. This Zoning Ordinance standard is met.

- c. The variation, if granted, will not alter the essential character of the neighborhood.

On the basis of the testimony presented, the proposed expansion will not significantly change the programming or nature of the existing business. The increase in the scale of the Applicant's operations is relatively small, and will not have a significant adverse impact on the general welfare of the neighborhood. The expansion also includes additional off-street parking so the expanded use will not increase the parking demands on the nearby residential streets. This Zoning Ordinance standard is met.

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2. The requested variation is consistent with the stated purpose and intent of this Zoning Ordinance.

The Board finds that the requested variations are consistent with each of the stated goals contained in Zoning Ordinance Section 17-1-0500. This Zoning Ordinance standard is met.

CONCLUSION

As the standards for granting a variation have been met, the Zoning Board of Appeals hereby approves the requested variation.

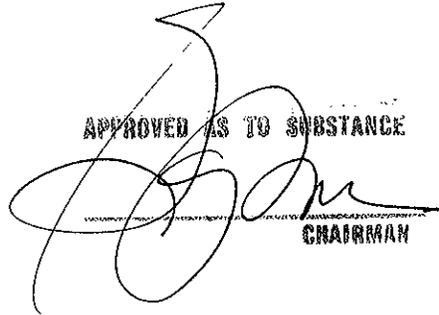
To ensure that the proposed variation does not have adverse impacts on surrounding property, pursuant to Zoning Ordinance Section 17-13-1105, the Board imposes the following additional conditions of approval. These conditions are intended to mitigate any adverse impacts of the proposed use, and are imposed in the interest of the health, safety, and welfare of residents in the surrounding neighborhood.

1. The Applicant must conspicuously post a sign near its front exit stating that when patrons leave the premises, they should be quiet and respectful of the residential neighbors.
2. The Applicant must not permit patrons to leave its building with bottles, cans, cups, or other trash.

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CITY OF CHICAGO
ZONING BOARD OF APPEALS

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Laetitia Truong **CAL NO.:** 338-10-S
APPEARANCE FOR: Mark Kupiec **MINUTES OF MEETING:**
September 17, 2010
APPEARANCE AGAINST: None
PREMISES AFFECTED: 1912 N. Damen Avenue

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

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

SEP 19 2011
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
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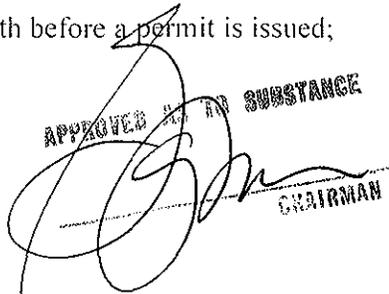
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 17, 2010, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 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 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; testimony was also offered that the use complies 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 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: Khal Ohr Yisocher Chodrov Synagogue **CAL NO.:** 339-10-S
APPEARANCE FOR: Same **MINUTES OF MEETING:** September 17, 2010
APPEARANCE AGAINST: None
PREMISES AFFECTED: 6336 N. Lincoln Avenue

NATURE OF REQUEST: Application for a Special Use under Chapter 17 of the Zoning Ordinance for the approval to expand an existing religious facility with a second floor and rear 2 story addition.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

SEP 19 2011

**CITY OF CHICAGO
 ZONING BOARD OF APPEALS**

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

AFFIRMATIVE	NEGATIVE	ABSENT
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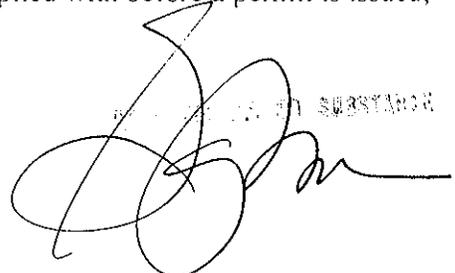
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 17, 2010, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 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 the expansion is need for the practice of their religion; the Board will permit the applicant to expand the existing religious facility by adding a second floor and a rear two-story addition; 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 expansion of this synagogue.

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


 JONATHAN SWAIN

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

APPLICANT: Khal Ohr Yisoher Chodrov Synagogue CAL NO.: 340-10-S

APPEARANCE FOR: Same MINUTES OF MEETING: September 17, 2010

APPEARANCE AGAINST: None

PREMISES AFFECTED: 6311 N. Drake Avenue

NATURE OF REQUEST: Application for a Special Use under Chapter 17 of the Zoning Ordinance for the approval of proposed accessory parking to serve a religious facility at 6336 N. Lincoln Avenue

ACTION OF BOARD- APPLICATION APPROVED

THE VOTE

SEP 19 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 their vote.

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 17, 2010, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 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 expand the existing religious facility in Cal. No. 339-10-S; the applicant shall be permitted to establish an accessory parking lot to serve a religious facility at 6336 N. Lincoln Avenue; 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 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 [Signature] CHAIRMAN

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

APPLICANT: Khal Ohr Yisochoer Chodrov Synagogue **CAL NO.:** 341-10-Z

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

September 17, 2010

APPEARANCE AGAINST: None

PREMISES AFFECTED: 6311 N. Drake Avenue

NATURE OF REQUEST: Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval of 1 parking space for an existing single family residence and 5 parking spaces to serve a religious facility at 6336 N. Lincoln Avenue, whose north side yard shall be zero instead of 9.5' and whose combined side yards shall be zero instead of 28.8'.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

SEP 19 2011

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

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

AFFIRMATIVE	NEGATIVE	ABSENT
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X		
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		X
X		

THE RESOLUTION:

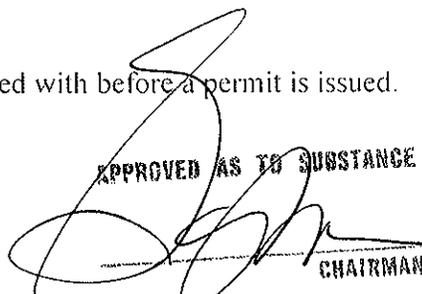
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 17, 2010, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on September 2, 2010 and

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 for this property to permit a special use for an off-site parking lot (340-10-S); the applicant shall be permitted to establish 1 parking space for an existing single family residence and 5 parking spaces to serve a religious facility at 6336 N. Lincoln Avenue, whose north side yard shall be zero and whose combined side yards 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



CHAIRMAN

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

APPLICANT: Supernova Orange LLC

CAL NO.: 342-10-S

APPEARANCE FOR: Thomas Moore

MINUTES OF MEETING:

September 17, 2010

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1945 N. Damen Avenue

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

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

SEP 19 2011

CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
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X		
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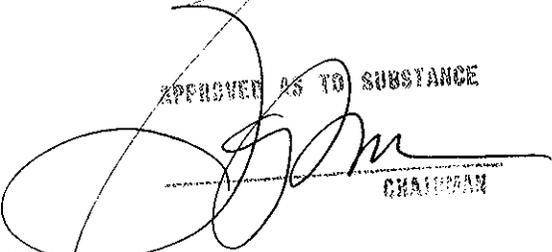
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 17, 2010, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 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 at this location; the testimony of the appraiser was that the use complies with all of the criteria for the granting of a special use at this location and 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.

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: Teresa & Ramon Lozano **CAL NO.:** 343-10-Z
APPEARANCE FOR: Mark Kupiec **MINUTES OF MEETING:**
 September 17, 2010
APPEARANCE AGAINST: None
PREMISES AFFECTED: 1322-24 W. Erie Street

NATURE OF REQUEST: Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval of the proposed subdivision of an improved zoning lot. The remaining 2 dwelling unit building shall have a west side yard of zero instead of 4', the combined side yards shall be 3.4' instead of 10'.

**ACTION OF BOARD-
 VARIATION GRANTED**

THE VOTE

SEP 19 2011

**CITY OF CHICAGO
 ZONING BOARD OF APPEALS**

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

AFFIRMATIVE	NEGATIVE	ABSENT
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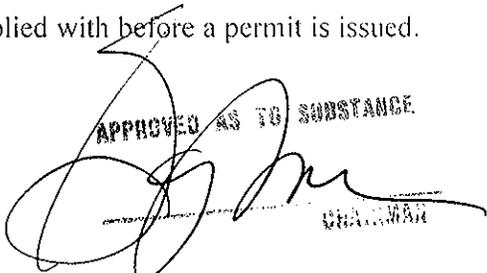
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 17, 2010, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on September 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 subdivide an improved zoning lot; the remaining 2 dwelling unit building shall have a west yard of zero and the combined side yards shall be 3.4'; 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: Fernando Lozano CAL NO.: 344-10-Z

APPEARANCE FOR: Mark Kupiec MINUTES OF MEETING:

September 17, 2010

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1326-28 W. Erie Street

NATURE OF REQUEST: Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval of the proposed subdivision of an improved zoning lot. The new residence shall have a 4.2' north yard setback instead of 10.42' (on Ancona Street) for the building and garage with two parking spaces, the combined side yards shall be 8' instead of 10' and the east setback shall be reduce to 3' instead of 4'.

ACTION OF BOARD- VARIATION GRANTED

THE VOTE

SEP 19 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 show votes for each member: Brian L. Crowe (X in ABSENT), Gigi McCabe-Miele (X in AFFIRMATIVE), Demetri Konstantelos (X in AFFIRMATIVE), Reverend Wilfredo DeJesus (X in ABSENT), Jonathan Swain (X in AFFIRMATIVE).

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 17, 2010, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on September 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 divide an improved zoning lot. The new residence shall have a 4.2' north yard setback (on Ancona Street) for the building and garage with two parking spaces, the combined side yards shall be 8' and the east setback shall be reduce to 3'; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

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

APPLICANT: Chicago Title and Land Trust
ATUT # 8002353974
APPEARANCE FOR: Mark Kupiec
APPEARANCE AGAINST: None
PREMISES AFFECTED: 2214 N. Bissell Street

CAL NO.: 345-10-Z

MINUTES OF MEETING:
September 17, 2010

NATURE OF REQUEST: Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a proposed one story attached garage whose rear yard setback shall be zero instead of 20.78', the rear yard open space shall be 136 square feet instead of 232 square feet and to increase the floor area by 461 square feet which is not more than 15% of the floor area which has existed more than 50 years prior to the passage of the ordinance, to allow for the addition of a one story attached garage and mud room.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

SEP 19 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		

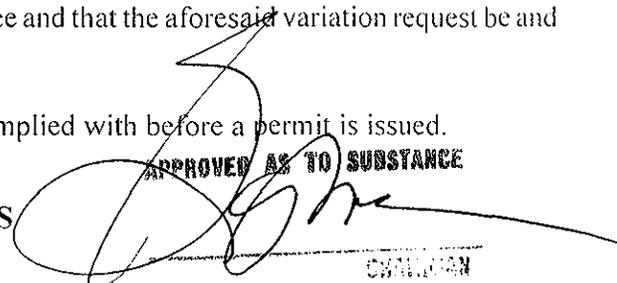
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 17, 2010, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on September 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 one story attached garage whose rear yard setback shall be zero, the rear yard open space shall be 136 square feet and to increase the floor area by 461 square feet which is not more than 15% of the floor area which has existed more than 50 years prior to the passage of the ordinance, to allow for the addition of a one story attached garage and mud room; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

JONATHAN SWAIN

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

APPLICANT: Therese and Jose Hernandez **CAL NO.:** 346-10-Z
APPEARANCE FOR: Mark Kupiec **MINUTES OF MEETING:**
September 17, 2010
APPEARANCE AGAINST: None
PREMISES AFFECTED: 2536 N. Burling Street

NATURE OF REQUEST: Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval to increase the floor area ratio by not more than 10% (528 square feet) and to provide 196 square feet of rear yard open space on a garage roof deck instead of on the ground level.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

SEP 19 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		

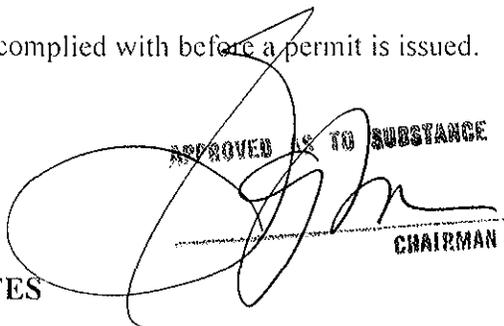
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 17, 2010, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on September 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 increase the floor area ratio by not more than 10% (528 square feet) and to provide 196 square feet of rear yard open space on a garage roof deck instead of on the ground level; 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: Center Creek Development, LLC

CAL NO.: 347-10-S

PEARANCE FOR:

MINUTES OF MEETING:
September 17, 2010

APPEARANCE AGAINST:

PREMISES AFFECTED: 1933 N. Harlem Avenue

NATURE OF REQUEST: Application for a Special Use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a proposed drive-through facility for a fast food restaurant.

ACTION OF BOARD-
WITHDRAWN ON MOTION OF THE APPLICANT

THE VOTE

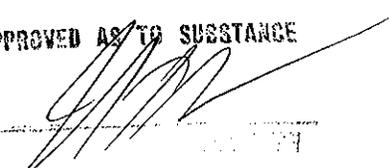
OCT 24 2011

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE- MIELE
LORI HEALEY
DEMETRI KONSTANTELOS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		

APPROVED AS TO SUBSTANCE



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

APPLICANT:

Center Creek Development, LLC

CAL NO.: 347-10-S

APPEARANCE FOR:

MINUTES OF MEETING:

September 17, 2010

APPEARANCE AGAINST:

PREMISES AFFECTED:

1933 N. Harlem Avenue

NATURE OF REQUEST: Application for a Special Use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a proposed drive-through facility for a fast food restaurant.

ACTION OF BOARD-

CASE CONTINUED TO NOVEMBER 19, 2010

THE VOTE

SEP 19 2011

CITY OF CHICAGO
ZONING BOARD OF APPEALS

BRIAN L. CROWE

GIGI McCABE-MIELE

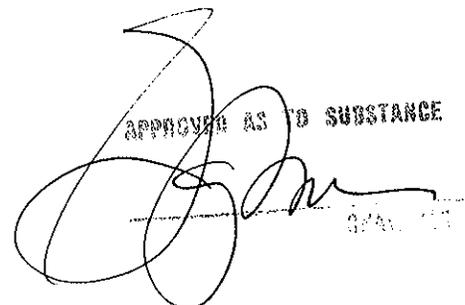
DEMETRI KONSTANTELOS

REVEREND WILFREDO DEJESUS

JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
		X
X		

APPROVED AS TO SUBSTANCE



9/19/11

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

APPLICANT: 4201 N. Lincoln Avenue

CAL NO.: 348-10-S

APPEARANCE FOR: Thomas Moore

MINUTES OF MEETING:
September 17, 2010

APPEARANCE AGAINST: None

PREMISES AFFECTED: 4201 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 one story bank with a drive three drive through lanes.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

SEP 19 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:

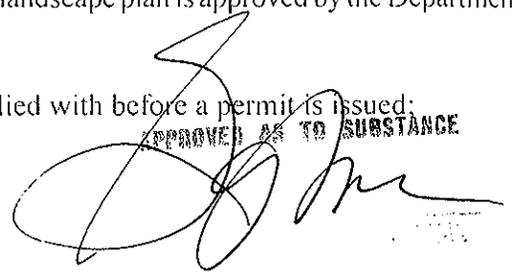
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 17, 2010, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 2, 2010; and

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

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Zoning and Land Use Planning recommends approval of the proposed drive-through facility, provided that the width of the Berteau Avenue exit driveway is reduced to the satisfaction of the Chicago Department of Transportation; the drive-through is otherwise constructed consistent with the layout and design represented on the site plan and elevation drawings prepared by GPD Associates (dated August 31, 2010) and Gensler Ltd. (dated July 16, 2010), respectively; and that the final landscape plan is approved by the Department of Zoning and Land Use Planning.

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: Laurence Weiner **CAL NO.:** 350-10-S
APPEARANCE FOR: Thomas Moore **MINUTES OF MEETING:**
September 17, 2010
APPEARANCE AGAINST: Edward Varndell, Jaime Rodriguez
PREMISES AFFECTED: 2040 W. North Avenue

NATURE OF REQUEST: Application for a Special Use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a proposed indoor sports and recreation facility (change of use) for an existing 4 story building with basement.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

SEP 19 2011

**CITY OF CHICAGO
 ZONING BOARD OF APPEALS**

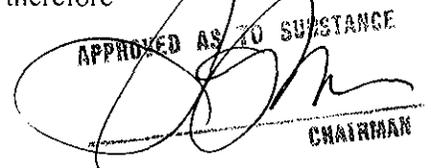
BRIAN L. CROWE
 GIGI McCABE-MIELE
 DEMETRI KONSTANTELOS
 REVEREND WILFREDO DEJESUS
 JONATHAN SWAIN

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 September 17, 2010, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 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 requested to establish an indoor sports and recreation facility at this location. The building at this location has been vacant for many years. Mr. Patrick Cunningham testified that this location was selected due to its close proximity to public transportation; the building had previously housed an envelope and paper company; Mr. Weiner testified that the building has been under contract for approximately one year; the applicant stated that he has been able to acquire a license agreement for 19 parking spaces that will be used for the gym; testimony was offered that there has been many plans for the re-use of the building but none of the proposed uses ever developed. Mr. Edward Varndell testified that if permitted, the character of the neighborhood would change because the residents would then petition for residential permit parking in the area surrounding the subject site; testimony was also offered that currently non-residents of the community park on the residential streets and if permitted to establish the gym at this location, residents fear that there will be an increase of non-residents parking on the residential streets surrounding the site; objectors also stated that there is already another gym in the area and feel that an additional gym at this site would not be beneficial to the area; the Board will permit the applicant to establish an indoor recreation center at this location provided that the applicant provides 19 off-site parking spaces and will have a license agreement with the CTA for the spaces; 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

APPROVED AS TO SUBSTANCE

 CHAIRMAN

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

CAL NO.: 350-10-S

MINUTES OF MEETING:

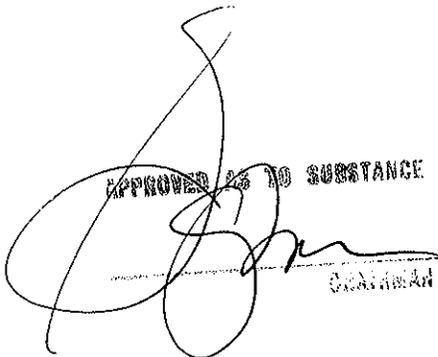
September 17, 2010

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

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

SEP 19 2011

CITY OF CHICAGO
ZONING BOARD OF APPEALS

APPROVED AS TO SUBSTANCE

SECRETARY

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

APPLICANT: J & B Signs, Inc.

CAL NO.: 351-10-A

APPEARANCE FOR:

MINUTES OF MEETING:
September 17, 2010

APPEARANCE AGAINST:

PREMISES AFFECTED: 754 N. Clark Street

NATURE OF REQUEST: Application for a Appeal under Chapter 17 of the Zoning Ordinance for the approval of the establishment of an appeal from the decision of the office of the Zoning Administrator in refusing to permit the establishment of three non- conforming signs on a proposed building. The Zoning Administrator maintains that the p lawful non-conforming signs may not b

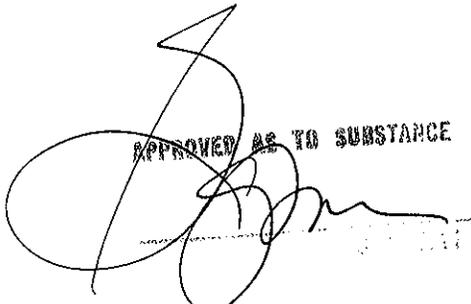
ACTION OF BOARD-
CASE CONTINUED TO OCTOBER 15, 2010

THE VOTE

SEP 19 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


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

APPLICANT: Styles Properties, LLC

CAL NO.: 56-10-Z (amended)

APPEARANCE FOR:

MINUTES OF MEETING:

September 17, 2010

APPEARANCE AGAINST:

PREMISES AFFECTED: 3754 N. Wilton

NATURE OF REQUEST: Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval of the establishment of an existing six dwelling unit building whose front yard setback shall be 10" instead of 8.3', whose north and south side yards shall be 3' each, a rear yard of 11' 10-3/8", the rear yard open space shall be zero and to reduce the building line setback to

ACTION OF BOARD-
CASE CONTINUED TO OCTOBER 15, 2010

THE VOTE

SEP 19 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
[Signature]
CHAIRMAN

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

APPLICANT: Shekinah Glory House, Inc. **CAL NO.:** 249-10-S
APPEARANCE FOR: Helen Terrell **MINUTES OF MEETING:**
 September 17, 2010
APPEARANCE AGAINST: None
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-
APPLICATION APPROVED

THE VOTE

SEP 19 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		

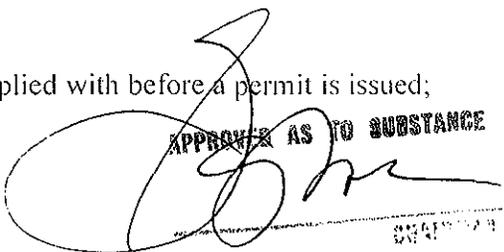
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 17, 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 a transitional residence at this location; the applicant stated that she has staff that are certified and that have experience in operating a transitional residence; she is currently in the process of applying for additional grant money; the facility would house women and children and will provide some services on-site as well as providing referrals for services to other agencies; the clients of the facility will be able to reside at this location for approximately 12-18 months; 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 there are only two other similar uses located in the zip code of the subject site; the Board also finds that the use complies with the standards of the granting for 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):

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


APPROVER AS TO SUBSTANCE
 JONATHAN SWAIN

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

APPLICANT: Mohammed Badla **CAL NO.:** 291-10-S
APPEARANCE FOR: James J. Banks **MINUTES OF MEETING:**
 September 17, 2010
APPEARANCE AGAINST: None
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-
APPLICATION APPROVED

THE VOTE

SEP 19 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		

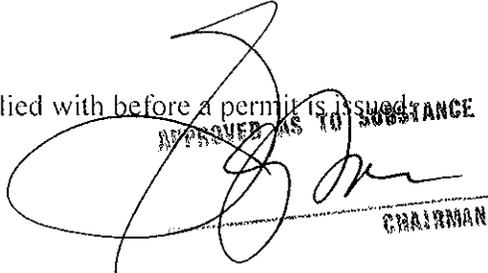
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 17, 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 gas station 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 gas station and mini-mart, provided it is constructed consistent with the layout and design represented on the site plan and elevation drawings prepared by Proyeckt Studio, LLC dated September 20, 2007; that the applicant obtain final approval from the Chicago Department of Transportation In accordance with department's comments from its August 20, 2010 meeting; and that the final landscape plan is approved by the Department of Zoning and Land Use Planning.

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: Mohammed Badla **CAL NO.:** 292-10-Z
APPEARANCE FOR: James J. Banks **MINUTES OF MEETING:**
 August 20, 2010
APPEARANCE AGAINST: None
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-
 VARIATION GRANTED**

THE VOTE

SEP 19 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:

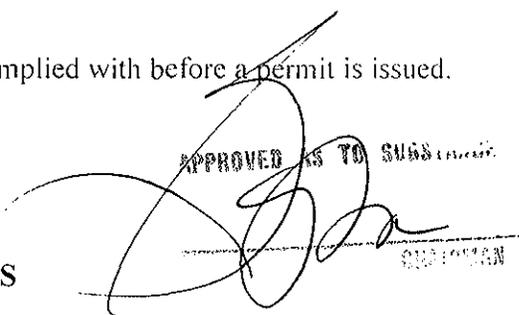
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 17, 2010, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on September 2, 2010 and

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 at this location to establish a gas station (Cal. No. 292-10-Z); the gas station will be allowed to have a lot area of 15,750 square feet; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE



JONATHAN SWAIN

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

APPLICANT: Son Hoang **CAL NO.:** 299-10-S
APPEARANCE FOR: Ninh Ma **MINUTES OF MEETING:**
September 17, 2010
APPEARANCE AGAINST: Sylvia Washington
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-
 APPLICATION APPROVED

THE VOTE

SEP 19 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		

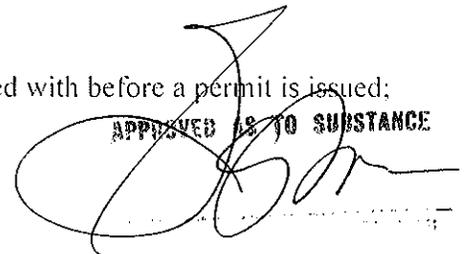
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 17, 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 subject site is located in a strip mall which consist of two fast food restaurants, a cellular store and two vacant store fronts; the applicant is requesting to establish a nail salon at this location; the testimony of the appraiser was that there was not another personal service located within 1,000 feet of the subject site; the objector, Sylvia Washington is the chief of staff to Alderman Lona Lane; Ms. Washington testified that there are personal services located within 1,000 of the subject site; the objection was that there are too many similar uses in the area and that the community wanted a variety of businesses on the street; the applicant testified that the only service offered will be nail service; the Board finds that because the use is a specialized type of use and does not offer anything other than nail services the use would not have a negative impact; the testimony of the appraiser was that the use is in character with the surrounding community and would not have a negative impact on the neighborhood; the applicant shall be permitted to establish a nail salon at this location; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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

APPROVED AS TO SUBSTANCE


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: James Banks

MINUTES OF MEETING:
September 17, 2010

APPEARANCE AGAINST: None

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-
APPLICATION APPROVED

THE VOTE

SEP 19 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 September 17, 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 nail and spa 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; 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 nail and spa facility.

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

APPROVED AS TO SUBSTANCE
