

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

APPLICANT: Michael Bauernfreund

CAL NO.: 352-10-S

APPEARANCE FOR:

MINUTES OF MEETING:

October 15, 2010

APPEARANCE AGAINST:

PREMISES AFFECTED: 3731 N. Kimball Avenue

NATURE OF REQUEST: Application for a Special Use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a day spa / massage establishment.

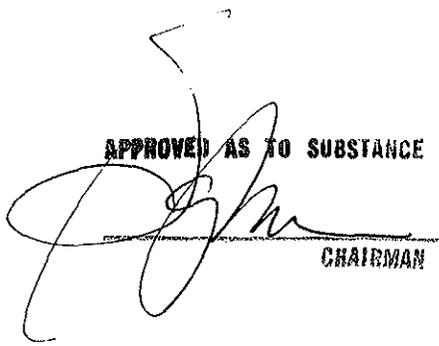
ACTION OF BOARD-
CASE CONTINUED TO NOVEMBER 19, 2010

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

CHAIRMAN

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

APPLICANT: Liborio Velazquez- Perez

CAL NO.: 353-10-S

APPEARANCE FOR: Same

MINUTES OF MEETING:
October 15, 2010

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3017 W. 63rd Street

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

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		

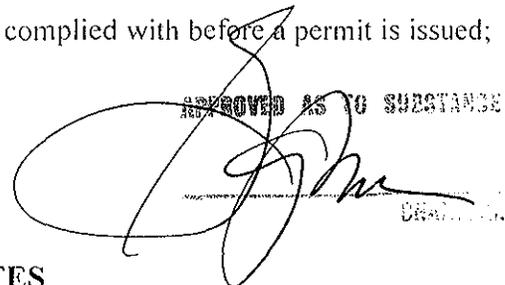
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 15, 2010, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 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 barber shop at this location; the testimony of the appraiser was that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; testimony was also offered that the use complied with all of the standards for the granting of a special use; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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

APPROVED AS TO SUBSTANCE

DATE: _____

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

APPLICANT: AD Consulting LLC D/B/A d'light Naturals

CAL NO.: 354-10-S

APPEARANCE FOR: Same

MINUTES OF MEETING:
October 15, 2010

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1309 W. Wilson Avenue

NATURE OF REQUEST: Application for a Special Use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of establish a beauty / 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		
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X		

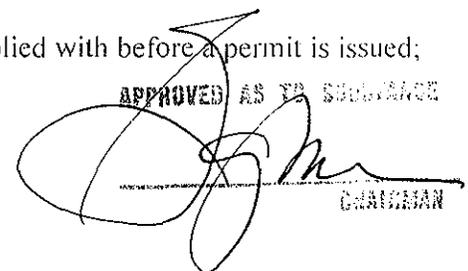
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 15, 2010, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 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 beauty / nail salon; the testimony of the appraiser was that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; 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 of the proposed beauty and nail salon.

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Salon Artemisa, Inc. **CAL NO.:** 355-10-S
APPEARANCE FOR: Same **MINUTES OF MEETING:**
October 15, 2010
APPEARANCE AGAINST: None
PREMISES AFFECTED: 910 N. Ashland Avenue

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

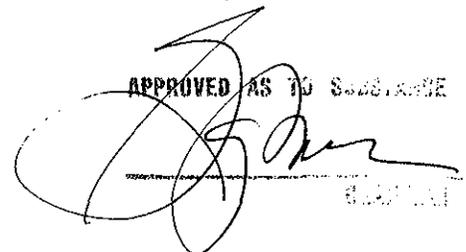
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 15, 2010, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 30, 2010; and

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 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 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 beauty salon.

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

APPROVED AS TO SUBSTANCE



8/23/11

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

APPLICANT: Zackary Stevens **CAL NO.:** 356-10-S
APPEARANCE FOR: Mary Brady **MINUTES OF MEETING:**
October 15, 2010
APPEARANCE AGAINST: Ciry Ramirez, Joe Van De Carr
PREMISES AFFECTED: 3315 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 establish a body art / tattoo parlor.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

SEP 19 2011

CITY OF CHICAGO

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

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
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X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 15, 2010 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 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; Mr. Van De Carr, an objector, stated that he is opposed to the establishment of a tattoo parlor at this location because he feels that the applicant may be unable to restrict minors from entering the establishment because there will also be an art gallery on-site; the other objector, Mr. Ramirez stated that he was concerned about an increase in traffic in the area and he also feels that the another tattoo parlor, which will be located only a few blocks from a similar use would increase congestion in the area; the applicant stated that his services are available by appointment only and he would not tattoo anyone under the age of 18; the testimony of the appraiser was that the use would not have a negative impact on the community and is in character with the surrounding neighborhood. testimony was offered that the use complies with all 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 body art/ tattoo studio.

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

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

APPLICANT: J & E 2922-24 Corporation

CAL NO.: 375-10-S

357-10-S *[Signature]*

APPEARANCE FOR: Richard Kruse

MINUTES OF MEETING:

October 15, 2010

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2922-24 W. Irving Park Road

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

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		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting on October 15, 2010, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 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 tavern 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 proposed 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 tavern.

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: Fourth Presbyterian Church **CAL NO.:** 358-10-S

APPEARANCE FOR: John George **MINUTES OF MEETING:**
October 15, 2010

APPEARANCE AGAINST: Homan Wong

PREMISES AFFECTED: 126 E. Chestnut Street

NATURE OF REQUEST: Application for a Special Use under Chapter 17 of the Zoning Ordinance for the approval of the expansion of an existing religious assembly to add an one and five story addition.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

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

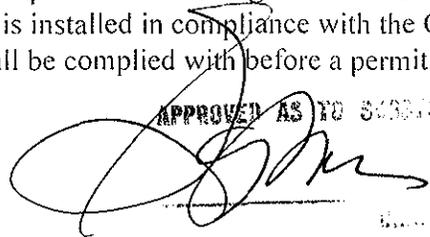
AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 15, 2010 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 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 objector in this matter stated that he is an architect that works for the Whitehall Hotel which is located at 105 E. Delaware Place. He stated that if permitted to construct the addition, an existing easement agreement would be violated; he was also opposed to the variation request for the reduction of the loading dock; Mr. Wong stated that the area where the dock is to be located will become overcrowded because the applicant, and the two hotels that are in the area will be waiting to use the space; the applicant stated that the additions are needed because they are currently out of space to house the programs that are offered at the church; the Board finds that because the church currently offers many services to the community, an addition to the building would not have a negative impact on the community; the Board also finds that the addition would be in character with the neighborhood; the Board finds that the applicant shall only be able to receive deliveries and have trash removal between the hours of 9:00 A.M - 3:00 P.M.; the applicant shall be permitted to establish a one and five story addition; 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 addition, provided landscaping is installed in compliance with the Chicago Landscape Ordinance. That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued;

APPROVED AS TO SUBSTANCE


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

APPLICANT: Fourth Presbyterian Church

CAL NO.: 359-10-Z

APPEARANCE FOR: John George

MINUTES OF MEETING:
October 15, 2010

APPEARANCE AGAINST: Homan Wong

PREMISES AFFECTED: 126 E. Chestnut Street

NATURE OF REQUEST: Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the west rear setback from 50' to 7'-10" , to reduce the length of a loading berth from 50' to 25' and to allow driveway access on East Delaware Street for the construction of an addition to an existing religious assembly.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

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

AFFIRMATIVE	NEGATIVE	ABSENT
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X		

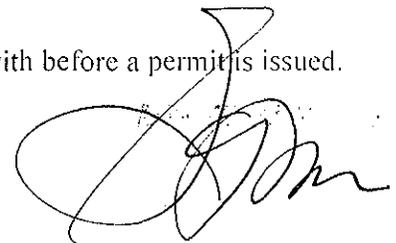
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 15, 2010 after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on September 30, 2010 and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant was granted a special use to construct a one and five story addition in Cal. No.358-10-S; the objector, Mr. Wong stated that he is opposed to the granting of the variation for the location because it is his belief that it would increase the congestion of traffic where the loading berth is to be located; the applicant has stated that they would agree to only operate the loading berth for deliveries and trash disposal between the hours of 9:00 A.M. and 3:00 P.M. The applicant shall be permitted to construct an addition whose west rear setback shall be 7'-10" and the length of the loading berth shall be reduced to 25' instead of the required 50'; 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: 235 Ashland Holdings, Inc.
d/b/a/ Cobra Lounge

CAL NO.: 306-10-S

APPEARANCE FOR: Gary Wigoda

MINUTES OF MEETING:
October 15, 2010

APPEARANCE AGAINST: None

PREMISES AFFECTED: 235 N. Ashland Avenue

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

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:

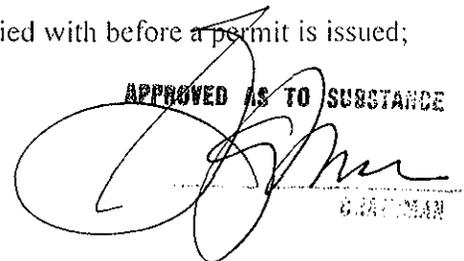
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 15, 2010, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 30, 2010; and

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 small entertainment venue at this location; testimony was offered that the use complied with all of the standards for the granting of a special use 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 small entertainment venue, provided landscaping and fencing are installed in compliance with the Chicago Landscape Ordinance.

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

APPROVED AS TO SUBSTANCE



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

APPLICANT: Susana Valle CAL NO.: 361-10-S

APPEARANCE FOR: Michael Perlstein MINUTES OF MEETING:

October 15, 2010

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3552 W. Armitage Avenue

NATURE OF REQUEST: Application for a Chicago under Chapter 17 of the Zoning Ordinance for the approval of the establishment of an accessory off-site parking lot to serve an existing banquet hall.

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 name with 'X' marks in the AFFIRMATIVE column.

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 15, 2010, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 30, 2010; and

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

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

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

APPROVED AS TO SUBSTANCE

Handwritten signature over the approval stamp.

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

APPLICANT: Susana Valle **CAL NO.:** 362-10-Z

APPEARANCE FOR: Michael Perlstein **MINUTES OF MEETING:**

October 15, 2010

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3552 W. Armitage Avenue

NATURE OF REQUEST: Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval to permit shared parking for an accessory off-site parking lot which will serve an existing banquet hall and an existing grocery store.

**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 October 15, 2010, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on September 30, 2010 and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; a special use was granted for this location to establish an off-site parking lot at this location to serve an existing banquet hall in Cal. No. 361-10-S; the applicant shall now also be granted a variation to permit shared parking for the banquet hall and the existing grocery store; 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: Lake Region Conference Association
of Seventh Day Adventist

CAL NO.: 363-10-S

APPEARANCE FOR: Elise Dixon

MINUTES OF MEETING:
October 15, 2010

APPEARANCE AGAINST: None

PREMISES AFFECTED: 500 W. 119th Street

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

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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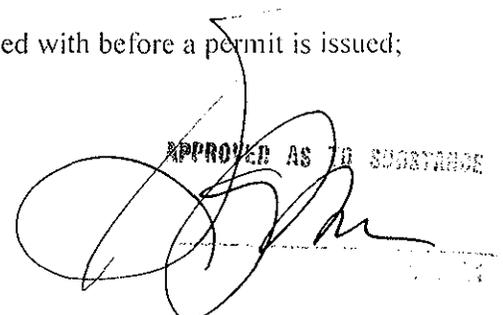
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 15, 2010, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 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 religious facility at this location; the testimony of the appraiser was that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; testimony was also offered that the use complied with all of the standards for the granting of a special use; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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: Byron Evans **CAL NO.:** 364-10-A

APPEARANCE FOR: James Banks **MINUTES OF MEETING:**
October 15, 2010

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1801-03 S. Drake Avenue / 3515-17 W. 18th Street

NATURE OF REQUEST: Application for a Appeal under Chapter 17 of the Zoning Ordinance for the approval of to permit the subdivision of an improved zoning lot which is improved with two, two story 4 unit residential building into two improved zoning lots.

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

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:

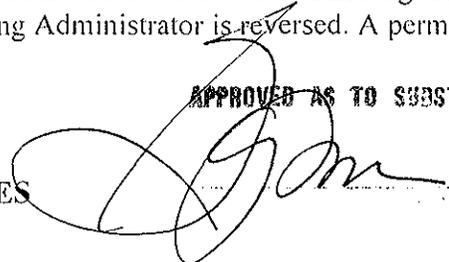
WHEREAS, the decision of the Office of the Zoning Administrator rendered, reads: "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 17-13-1200 ." and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 15, 2010; and

WHEREAS, the district maps show that the premises is located in an RT-4 District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: The applicant in this matter stated he was in the process of trying to repair the porch on his building. There are currently two buildings on the lot. The lot contains two four flat buildings, one at the front of property and one located at the rear of the property. The applicant owns the building at the front of the property. Counsel for the attorney stated that both of the buildings have been in existence since 1902. The applicant was not able to obtain a permit to make the necessary porch repairs because the Department of Zoning would not issue a permit to a non- conforming building. In order to obtain a permit the applicant must divide the lot to bring the building into compliance with the code. The Board finds that for maintenance and safety the porch repairs must be made and therefore the subdivision of the lot shall be granted. The lot shall be divided into two zoning lots with a two story four dwelling unit building one each lot. The decision of the Zoning Administrator is reversed. A permit shall be obtained to memorialize this decision.

APPROVED AS TO SUBSTANCE



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

APPLICANT: Byron Evans

CAL NO.: 365-10-Z

APPEARANCE FOR: James Banks

MINUTES OF MEETING:
October 15, 2010

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1801-03 S. Drake Avenue / 3515 W. 18th Street

NATURE OF REQUEST: Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval of a variation to reduce to reduce the rear setback from 18.76' to 1' and reduce the rear yard open space from 260 square feet to permit the subdivision of one zoning lot into two zoning lots.

ACTION OF BOARD-
WITHDRAWN ON MOTION OF THE APPLICANT

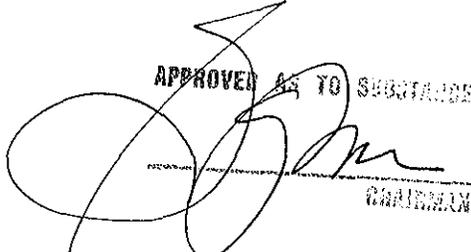
THE VOTE

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

CARRERON

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

APPLICANT: 1528 W Haddon LLC **CAL NO.:** 366-10-Z
APPEARANCE FOR: Lisa Moreno **MINUTES OF MEETING:**
 October 15, 2010
APPEARANCE AGAINST: None
PREMISES AFFECTED: 1528-30 W. Haddon Avenue

NATURE OF REQUEST: Application for a Variation under Chapter 17 of the Zoning Ordinance to reduce the rear setback from 20.7' to 10'-6" , the east and west setbacks to be reduced from 4' to zero, the combined setback from 10' to zero for a 4 story 6 dwelling unit building with an attached garage which will contain 216 square feet of open space on the roof of the garage.

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		

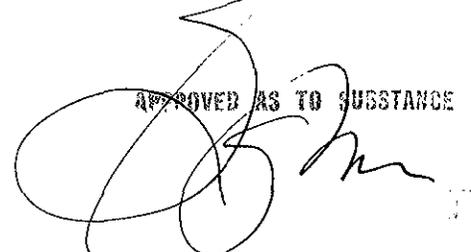
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 15, 2010, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 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 4 story 6 dwelling unit building whose rear setback shall be 10'-6" and the east and west setbacks shall be zero, the combined setback shall zero and 216 square feet of open space shall be located on the roof of the attached garage; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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

APPROVED AS TO SUBSTANCE


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

APPLICANT: Pontiac Produce Company, d/b/a Big Star **CAL NO.:** 367-10-A
APPEARANCE FOR: Joseph Gatusso **MINUTES OF MEETING:**
 October 15, 2010
APPEARANCE AGAINST: None
PREMISES AFFECTED: 1531 N. Damen Avenue

NATURE OF REQUEST: Application for a Appeal from the decision of the office of the Zoning Administrator under Chapter 17 of the Zoning Ordinance in refusing to permit the establishment of a free standing business identification sign which is prohibited on a Pedstrian Street.

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

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		

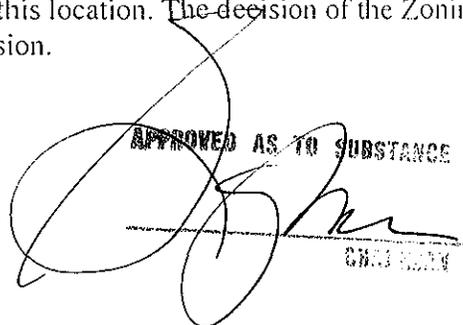
THE RESOLUTION:

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

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 15, 2010; and

WHEREAS, the district maps show that the premises is located in a B3-2 Zoning District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: The appellant in this matter stated the subject site was a gas station for many years and was converted to a restaurant at some time in the 1990's. The appellant is requesting to replace the sign panels with the name of their restaurant. The locations where the sign is located is on a pedestrian street. The appellant stated that the sign has been at the location and has been in use. The appellant submitted previous permits that had been issued for the sign, as well as licenses that existed for the previous business. The Board will permit the appellant to establish a free-standing business identification at this location. The decision of the Zoning Administrator is reversed. A permit shall be obtained to memorialize this decision.

APPROVED AS TO SUBSTANCE

 CHIEF CLERK

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

APPLICANT: Pontiac Produce Company, d/b/a Big Star **CAL NO.:** 367-10-A

APPEARANCE FOR: Joseph Gattuso* **MINUTES OF MEETING:**
October 15, 2010

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1531 N. Damen Avenue

NATURE OF REQUEST: Application for a Appeal from the decision of the office of the Zoning Administrator under Chapter 17 of the Zoning Ordinance in refusing to permit the establishment of a free standing business identification sign which is prohibited on a Pedstrian Street.

ACTION OF BOARD-

THE DECISION OF THE ZONING ADMINISTRATOR IS REVERSED

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

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 15, 2010; and

WHEREAS, the district maps show that the premises is located in a B3-2 Zoning District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: The appellant in this matter stated the subject site was a gas station for many years and was converted to a restaurant at some time in the 1990's. The appellant is requesting to replace the sign panels with the name of their restaurant. The locations where the sign is located is on a pedestrian street. The appellant stated that the sign has been at the location and has been in use. The appellant submitted previous permits that had been issued for the sign, as well as licenses that existed for the previous business. The Board will permit the appellant to establish a free-standing business identification at this location. The decision of the Zoning Administrator is reversed. A permit shall be obtained to memorialize this decision.

* Scribners Error

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

APPLICANT: Sara Dudnik **CAL NO.:** 368-10-Z
APPEARANCE FOR: Same **MINUTES OF MEETING:**
 October 15, 2010
APPEARANCE AGAINST: None
PREMISES AFFECTED: 2139 N. Oakley Avenue

NATURE OF REQUEST: Application for a Variation under Chapter 17 of the Zoning Ordinance to permit a reduction in the combined side setback requirement from 4.8' to 3.3' and the north side setback from 2' to zero; to permit an increase in the building height from 30' to 32.25' and in increase in floor area by no more than 15% to expand into the third floor with dormer additions.

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		

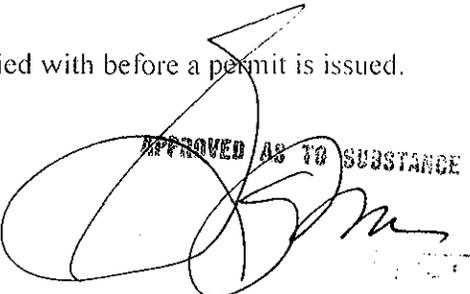
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 15, 2010, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on September 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 reduce the combined side setback requirement to 3.3' and the north side setback to zero and to permit an increase in the building height to 32.25' and in increase in floor area by no more than 15% to expand into the third floor with dormer additions; 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: Cleophas Fultz **CAL NO.:** 369-10-Z
APPEARANCE FOR: Same **MINUTES OF MEETING:**
October 15, 2010
APPEARANCE AGAINST: None
PREMISES AFFECTED: 7804 S. Kenwood Avenue

NATURE OF REQUEST: Application for a Variation under Chapter 17 of the Zoning Ordinance to permit a reduction in the required front setback from 20' to 13.79' to construct a one story enclosed porch.

ACTION OF BOARD-
VARIATION DENIED

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	

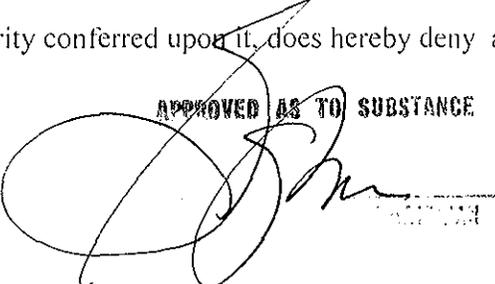
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 15, 2010, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on September 30, 2010 and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant in this matter stated that he hired a contractor to build an enclosed addition to the front of his home. He stated that his wife has medical issues and that the addition is needed because the side entrance to his home does not provide sufficient access. The applicant stated that he contracted with someone to build the addition and that the contractor stated that a permit was not necessary for the addition. The applicant stated that he paid the contractor nine hundred dollars and the work was started. The applicant was issued a stop work order and was later informed that a permit was needed. The applicant is now trying to legalize and complete the addition; the Board finds that in granting the proposed addition the character of the neighborhood would be altered, there does not appear to be any other houses on the block with front additions; the Board also finds that the applicant's stated hardship does not meet the criteria for the granting of a variation; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would not create practical difficulties or particular hardships for the subject property; 2) the requested variation is not consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question can 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 not due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will 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 deny a variation in the application of the district regulations of the zoning ordinance.

APPROVED AS TO SUBSTANCE



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

APPLICANT: Martha Arroyo **CAL NO.:** 370-10-Z
APPEARANCE FOR: Mark Kupiec **MINUTES OF MEETING:**
 October 15, 2010
APPEARANCE AGAINST: None
PREMISES AFFECTED: 6015 W. 64th Street

NATURE OF REQUEST: Application for a Variation under Chapter 17 of the Zoning Ordinance to permit the reduction in the combined required side setbacks from 11.83' to 3.17' with a west side of 2.5' and an east side of 8", to reduce the rear setback from 35.14' to 4.5' and to reduce the rear yard open space from 400 square feet to 177 square feet for a third floor addition and a frame canopy.

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:

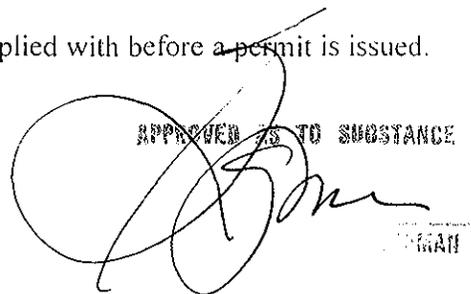
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 15, 2010, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on September 30, 2010 and

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 construct a third floor addition and a frame canopy whose required side setbacks from 11.83' to 3.17' with a west side of 2.5' and an east side of 8", to reduce the rear setback to 4.5' and to reduce the rear yard open space from 400 square feet to 177 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



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

APPLICANT: Matthew Brooks

CAL NO.: 371-10-Z

APPEARANCE FOR:

MINUTES OF MEETING:

October 15, 2010

APPEARANCE AGAINST:

PREMISES AFFECTED: 6024 S. Hermitage Avenue

NATURE OF REQUEST: Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a reduction in the required north side setback from 2' to 0.8' and the combined width of the setbacks from the required 20% to 15% of the lot width to allow for a proposed second story dormer addition and enclosed porch.

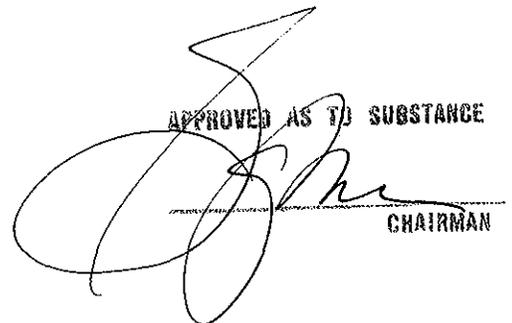
ACTION OF BOARD-
DISMISSED FOR WANT OF PROSECUTION

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

CHAIRMAN

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

APPLICANT: Shorewind Towers, LLC CAL NO.: 372-10-S

APPEARANCE FOR: Edward Kus MINUTES OF MEETING:

October 15, 2010

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2344 E. 70th Place / 7015 S. Oglesby Avenue

NATURE OF REQUEST: Application for a Special Use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a non-required accessory parking lot to serve a residential building at 7000 S. South Shore Drive.

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 show votes for each member: Brian L. Crowe (Absent), Gigi McCabe-Miele (Affirmative), Demetri Konstantelos (Affirmative), Reverend Wilfredo DeJesus (Affirmative), Jonathan Swain (Affirmative).

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 15, 2010, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 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 non-required accessory parking lot at this location that will serve a residential building located at 7000 S .South Shore Drive; the testimony of the appraiser was that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further testimony was offered by the appraiser 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 off-site parking provided the applicant installs fencing and landscaping in compliance with the Chicago Landscape Ordinance.

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

Handwritten signature of Jonathan Swain.

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

APPLICANT: Shorewind Towers, LLC

CAL NO.: 373-10-Z

APPEARANCE FOR:

MINUTES OF MEETING:

October 15, 2010

APPEARANCE AGAINST:

PREMISES AFFECTED: 2344 E. 70th Place

NATURE OF REQUEST: Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval of the establishment of variation to permit a reduction in the front setback from the required 20' to 5' for a proposed parking lot.

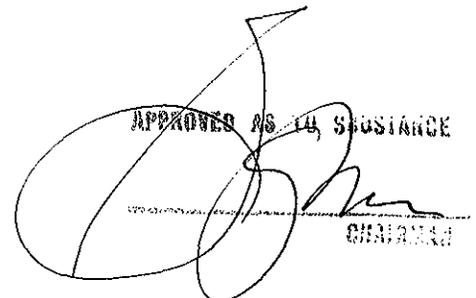
ACTION OF BOARD-
WITHDRAWN ON MOTION OF THE APPLICANT

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

GENERAL

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

APPLICANT: Raymond Macias, Jr. **CAL NO.:** 374-10-Z
APPEARANCE FOR: Timothy M. Grace **MINUTES OF MEETING:**
 October 15, 2010
APPEARANCE AGAINST: None
PREMISES AFFECTED: 4157 S. California

NATURE OF REQUEST: Application for a Variation under Chapter 17 of the Zoning Ordinance to reduce the required front setback to zero, the combined setback from 8.29' to zero on both sides for a one story addition to an existing restaurant.

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		

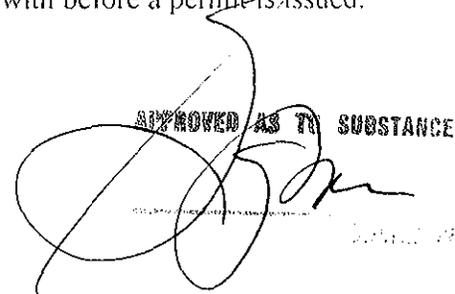
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 15, 2010, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on September 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 construct a one story addition for an existing restaurant whose front setback shall be zero, and the combined setback shall be zero on both sides; 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: Jonathon Janas **CAL NO.:** 375-10-Z
APPEARANCE FOR: John Pikarski **MINUTES OF MEETING:**
October 15, 2010
APPEARANCE AGAINST: John Morrison
PREMISES AFFECTED: 3720 N. Kostner Avenue

NATURE OF REQUEST: Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval of the establishment of the reduction of the combined side setback from 14.25' to 3.42' , with a north side of 2.5', and a south side setback of 1', to reduce the rear setback from 31.93' to 15'-2" and rear yard open space from 400 square feet to zero for a two story addition.

**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 October 15, 2010 after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on September 30, 2010 and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant in this matters stated that the variation is needed because the lot is a triangular shaped lot; the objector in this matter stated that if permitted to build as presented to the Board, the addition would negatively impact his light and air, Mr. Morrison stated that he is the only real neighbor to the property and that he feels that the addition should be built on the opposite of the applicants house, where there is no neighbor; the applicant shall be permitted to construct a two story addition whose combined side setback shall be 3.42' , with a north side of 2.5', and a south side setback of 1', to reduce the rear setback to 15'-2" and rear yard open space of 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: Firkin Inc. **CAL NO.:** 376-10-A
APPEARANCE FOR: Thomas Moore **MINUTES OF MEETING:**
October 15, 2010
APPEARANCE AGAINST: None
PREMISES AFFECTED: 420 W. Belmont Avenue

NATURE OF REQUEST: Application for a Appeal from the decision of the office of the Zoning Administrator under Chapter 17 of the Zoning Ordinance in refusing to permit a proposed addition of an outdoor patio to an existin restaurant on the first floor of a 29 story, 204 residential unit building.

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

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:

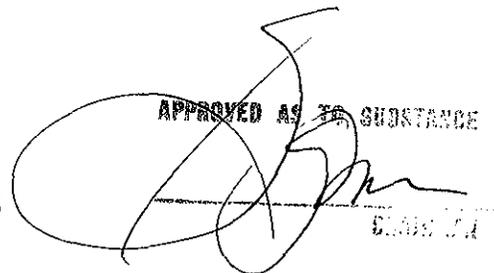
WHEREAS, the decision of the Office of the Zoning Administrator rendered, reads: "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 17-13-1200 ."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 15, 2010; and

WHEREAS, the district maps show that the premises is located in an RM- 6.5 Zoning District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: The appellant in this matter is requesting to establish an outdoor patio for an existing restaurant and bar. The restaurant has been located on the ground floor of a residential condominium building for over 40 years. The applicant was issued a license for the outdoor patio and was issued a license in June of 2010. The appellant operated the café with seating for 20 people for approximately one month. The appellant was then issued an order to cease serving alcohol on the patio. The appellant would like to re-establish the use. Alderman Tunney testified in support of the appellant and there is also support from the condo owners in the building. The Board finds that the appellant shall be permitted to establish an addition to the existing restaurant with an outdoor patio. The decision of the Zoning Administrator is reversed.

APPROVED AS TO SUBSTANCE

CLARENCE

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

APPLICANT: Nail and Spa O - Logan Square Inc. **CAL NO.:** 377-10-S
APPEARANCE FOR: James J. Banks **MINUTES OF MEETING:**
 October 15, 2010
APPEARANCE AGAINST: None
PREMISES AFFECTED: 3111 W. Logan Boulevard

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

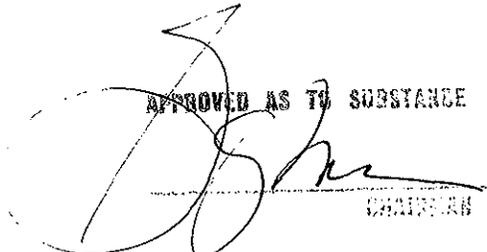
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 15, 2010, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 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 nail salon at this location; the testimony of the appraiser was that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; additional testimony was 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 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: Masjid Al Farooq CAL NO.: 378-10-S

APPEARANCE FOR: James J. Banks MINUTES OF MEETING: October 15, 2010

APPEARANCE AGAINST: None

PREMISES AFFECTED: 8950 S. Stony Island Avenue

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

ACTION OF BOARD- APPLICATION APPROVED

SEP 19 2011

CITY OF CHICAGO ZONING BOARD OF APPEALS

THE VOTE

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 October 15, 2010, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 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 religious assembly at this location; testimony was offered that the use for the religious assembly met all of the criteria for the granting of the special use and that it would not alter the character of the neighborhood and is compatible with the surrounding community; the Board will approve the religious assembly for a 96 seat religious assembly; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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

APPROVED AS TO SIGNATURE [Signature]

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

APPLICANT: Masjid Al Farooq CAL NO.: 379-10-S

APPEARANCE FOR: James J. Banks MINUTES OF MEETING: October 15, 2010

APPEARANCE AGAINST: None

PREMISES AFFECTED: 8953-63 S. Stony Island Avenue

NATURE OF REQUEST: Application for a Special Use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a required accessory off-site parking lot to serve a religious assembly at 8950 S. Stony Island Avenue

ACTION OF BOARD- APPLICATION DENIED

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 Brian L. Crowe, Gigi McCabe-Miele, Demetri Konstantelos, Reverend Wilfredo DeJesus, Jonathan Swain.

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 15, 2010, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 30, 2010; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant was granted a special use to establish a religious assembly at 8950 S. Stony Island Avenue (Cal. No. 378-10-S). The Board denies the applicant's request to establish an off-site parking lot at this location to serve the religious assembly; the parking lot is located across an 8-lane high-speed thoroughfare, and that this specific intersection does not have a stop-light to facilitate the safe crossing of pedestrians the Board finds that the location of the proposed parking lot is not in the interest of the public safety and comfort; the Board also finds that a previous special use was granted at this location to another applicant (243-97-S); the previous applicant constructed the parking lot contrary to what was approved; the Board will not permit another applicant to establish off-site parking within the existing parking because it does not comply with the Board's original order issued in 1997; the Board finds the use does not comply with all applicable standards of this Zoning Ordinance; is not in the interest of the public convenience and will have a significant adverse impact on the general welfare of neighborhood or community; is not compatible with the character of the surrounding area in terms of site planning and building scale and project design; is not compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is not designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be denied.

APPROVED AS TO SUBSTANCE

Handwritten signature and official stamp area.

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

APPLICANT: Masjid Al Farooq **CAL NO.:** 380-10-Z
APPEARANCE FOR: James J. Banks **MINUTES OF MEETING:**
October 15, 2010
APPEARANCE AGAINST: None
PREMISES AFFECTED: 8953-63 S. Stony Island Avenue

NATURE OF REQUEST: Application for a Variation under Chapter 17 of the Zoning Ordinance to permit shared parking for an accessory off-site parking lot which will serve a religious assembly at 8950 S. Stony Island Avenue

ACTION OF BOARD-
VARIATION DENIED

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

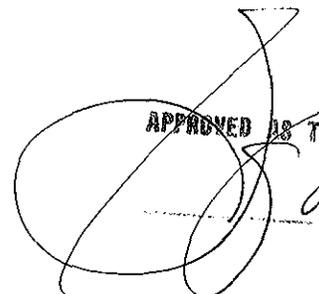
AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 15, 2010, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on September 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 request to establish an off-site parking lot was denied in Cal. No. 379-10-S without the granting of a special use, the variation is denied; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would not create practical difficulties or particular hardships for the subject property; 2) the requested variation is not consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question can 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 not due to unique circumstances and are generally applicable to other similarly situated property; and 5) the variation, if granted will 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 deny the variation request.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Rock and Roll Inc, a franchisee of McDonald's Corporation

CAL NO.: 381-10-S

APPEARANCE FOR: James J. Banks

MINUTES OF MEETING:
October 15, 2010

APPEARANCE AGAINST: None

PREMISES AFFECTED: 600 N. 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 non-accessory parking lot containing less than 250 parking spaces which will be located outside of the Central Parking Area.

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		

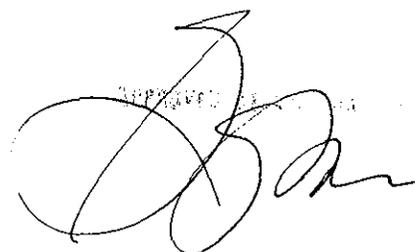
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 15, 2010, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 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 non-accessory parking lot with less than 250 parking spaces which will be located outside of the Central Parking Area; 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 non-accessory parking lot.

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: James Khariman CAL NO.: 382-10-Z

APPEARANCE FOR: James J. Banks MINUTES OF MEETING: October 15, 2010

APPEARANCE AGAINST: None

PREMISES AFFECTED: 7419-25 S. Colfax Avenue

NATURE OF REQUEST: Application for a Variation under Chapter 17 of the Zoning Ordinance to reduce the rear yard open space from 754 square feet to zero and to reduce the required parking spaces from 16 to 14 for the conversion of a 12 dwelling unit building to a 16 dwelling 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

Table with 3 columns: AFFIRMATIVE, NEGATIVE, ABSENT. Rows show votes for Brian L. Crowe, Gigi McCabe-Miele, Demetri Konstantelos, Reverend Wilfredo DeJesus, and Jonathan Swain.

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 15, 2010, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on September 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 convert a twelve dwelling unit building to a sixteen dwelling unit building whose rear yard open space shall be zero and to provide only fourteen parking spaces; the Board finds the use complies with all applicable standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE [Signature] CHAIRMAN

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:

October 15, 2010

APPEARANCE AGAINST:

PREMISES AFFECTED: 754 N. Clark Street

NATURE OF REQUEST: Application for a Appeal from the decision of the office of the Zoning Administrator under Chapter 17 of the Zoning Ordinance in refusing to permit the re-establishment of three non-conforming signs a proposed building. The Zoning Administrator maintains that the prior lawful non-conforming signs may not be re-established when the owner of the property voluntarily wrecked the building upon which these signs were erected.

ACTION OF BOARD-
CASE CONTINUED TO NOVEMBER 19, 2010

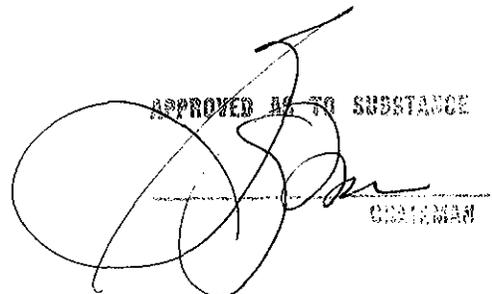
THE VOTE

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		

APPROVED BY TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Styles Properties, LLC

CAL NO.: 56-10-Z

APPEARANCE FOR: James J. Banks

MINUTES OF MEETING:
October 15, 2010

APPEARANCE AGAINST: None

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 three story six dwelling unit building whose front yard shall be 10" 8.3', north and south side setbacks of 3' each, a rear setback of 11'-10-3/8", the rear yard open space of zero and to allow a rooftop stair enclosure to be set back 2'-1" instead of the required 20' from the building line.

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	

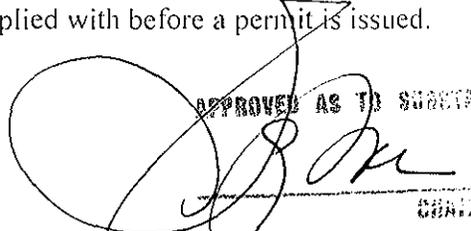
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on October 15, 2010, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on 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 building in this matter was constructed, the Board shall permit the applicant to legalize the existing three story six dwelling unit building whose front yard shall be 10" 8.3', north and south side setbacks of 3' each, a rear setback of 11'-10-3/8", the rear yard open space of zero and to allow a rooftop stair enclosure to be set back 2'-1" instead of the required 20' from the building line. 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: Collector's Gallery, LLC

CAL NO.: 320-10-S

APPEARANCE FOR:

MINUTES OF MEETING:

October 15, 2010

APPEARANCE AGAINST:

PREMISES AFFECTED: 4812 S. Pulaski Road

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

ACTION OF BOARD-
CASE CONTINUED TO NOVEMBER 19, 2010

THE VOTE

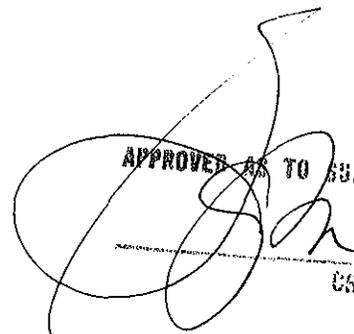
SEP 19 2011

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



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:

October 15, 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.

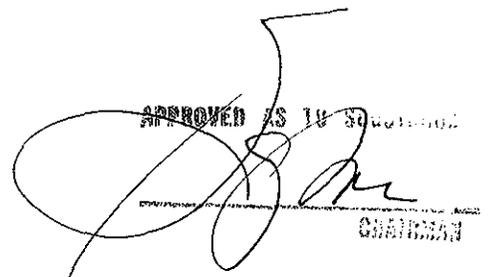
ACTION OF BOARD-
CASE CONTINUED TO NOVEMBER 19, 2010

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

CHAIRMAN