

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

APPLICANT: Collector's Gallery, LLC **CAL NO.:** 320-10-S
APPEARANCE FOR: James J. Banks **MINUTES OF MEETING:**
 November 19, 2010
APPEARANCE AGAINST: Kenneth Simandl, Larry Mattison
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-
 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

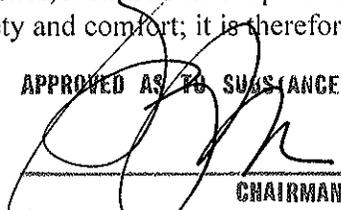
AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 19, 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 the matter testified that she has operated a similar facility in a suburban location for over 25 years; she would now like to establish a business at this location; she has testified that she will not accept to pawn or sell any of the following items: electronic equipment, firearms (antiques or contemporary), art work or power tools. The applicant stated that there will be security cameras installed; there will always be two employees at all times; the hours of operation will be 9:00 a.m. - 6:00 p.m. Monday thru Saturday and closed on Sunday; the property owner stated that he operated a coin shop at this location for many years; he stated that he bought and sold items and over his years of operation he did not have any issues with the police or was there any crime issues at this location; the objector's in the matter stated that they are opposed to the business at this location because the shop is in close proximity to a school; Mr. Mattison was also concerned that there is not enough parking in the area; Mr. Simandl stated that he owns a mixed use building in the area and stated that by permitting a pawn shop, the types of business that could be potentially be attracted to the area would be negatively impacted; the testimony of the appraiser was that the use would not have a negative impact on the community and is in character with the surrounding neighborhood; the Board notes that a special use was previously granted in Cal. No. 350-99-S to operate a pawn shop at this location; the Board will permit the applicant to establish a pawn shop 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

APPROVED AS TO SUBSTANCE


 CHAIRMAN

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

CAL NO.: 320-10-S

MINUTES OF MEETING:

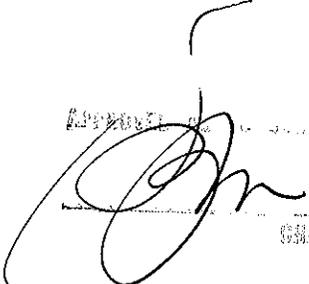
November 19, 2010

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): The Department of Zoning and Land Use Planning has no objection to the proposed pawn shop, provided that the shop does not accept any of the following items for loans or to sell; electronic equipment, firearms (antiques or contemporary), art work or power tools.

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**



CHAIRMAN

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

APPLICANT: Collector's Gallery, LLC **CAL NO.:** 320-10-S
APPEARANCE FOR: James J. Banks **MINUTES OF MEETING:**
November 19, 2010
APPEARANCE AGAINST: Kenneth Simandl, Larry Mattison,
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 establishment of a proposed pawn shop.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

APR 15 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 November 19, 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 the matter testified that she has operated a similar facility in a suburban location for over 25 years; she would now like to establish a business at this location; she has testified that she will not accept to pawn or sell any of the following items: electronic equipment, firearms (antiques or contemporary), art work or power tools. The applicant stated that there will be security cameras installed; there will always be two employees at all times; the hours of operation will be 9:00 a.m.- 6:00 p.m. Monday thru Saturday and closed on Sunday; the property owner stated that he operated a coin shop at this location for many years; he stated that he bought and sold items and over his years of operation he did not have any issues with the police or was there any crime issues at this location; the objector's in the matter stated that they are opposed to the business at this location because the shop is in close proximity to a school; Mr. Mattison was also concerned that there is not enough parking in the area; Mr. Simandl stated that he owns a mixed use building in the area and stated that by permitting a pawn shop, the types of business that could be potentially be attracted to the area would be negatively impacted; the testimony of the appraiser was that the use would not have a negative impact on the community and is in character with the surrounding neighborhood; the Board notes that a special use was previously granted in Cal. No. 350-99-S to operate a pawn shop at this location; the Board will permit the applicant to establish a pawn shop 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

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

CAL NO.: 320-10-S

MINUTES OF MEETING:

November 19, 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): The Department of Zoning and Land Use Planning has no objection to the proposed pawn shop, provided that the shop does not accept any of the following items for loans or to sell; electronic equipment, firearms (antiques or contemporary), art work or power tools.

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

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Michael Bauernfreund

CAL NO.: 352-10-S

APPEARANCE FOR: Richard Kruse

MINUTES OF MEETING:
November 19, 2010

APPEARANCE AGAINST: None

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-
APPLICATION APPROVED

THE VOTE

OCT 24 2011

CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

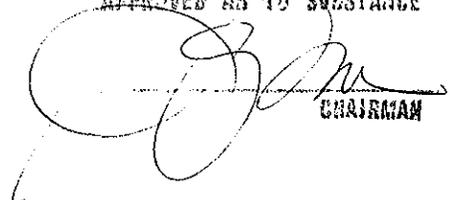
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held November 19, 2010 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-times on September 30, 2010; and

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

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

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: Vanessa Linares

CAL NO.: 383-10-S

APPEARANCE FOR: Richard Zulkey

MINUTES OF MEETING:
November 19, 2010

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2727 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 beauty salon.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

OCT 24 2011

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

BRIAN CROWE
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

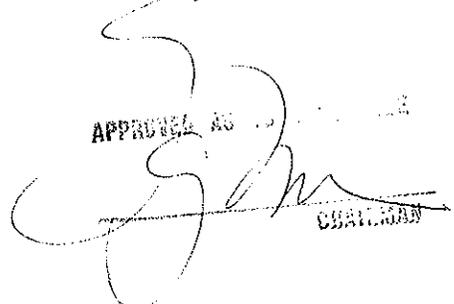
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 19, 2010, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on November 4, 2010; and

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

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

A large, stylized handwritten signature in black ink is written over a rectangular stamp. The stamp contains the words "APPROVED AS" at the top and "CHALLENGE" at the bottom.

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

APPLICANT: Terrance Turentine

CAL NO.: 384-10-S

APPEARANCE FOR: Same

MINUTES OF MEETING:
November 19, 2010

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3113 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 a proposed hair braiding / dreadlock shop.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

OCT 24 2011

CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 19, 2010, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on November 4, 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 hair braiding/ dreadlock shop; testimony was offered that the use would not have a negative impact on the community and is in character with the neighborhood; further testimony was offered that the use complies with all 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 braiding and dreadlock shop.

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

[Handwritten Signature]
CHAIRMAN

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

APPLICANT: Vanessa Maya / Parlor 836 Inc. **CAL NO.:** 385-10-S

APPEARANCE FOR: Michelle Rocawich **MINUTES OF MEETING:**
November 19, 2010

APPEARANCE AGAINST: None

PREMISES AFFECTED: 836 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/ nail salon.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

OCT 24 2011

CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

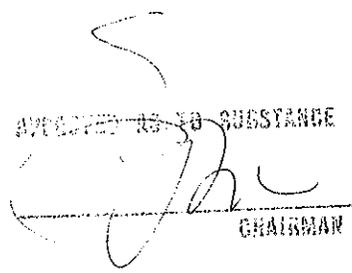
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 19, 2010, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on November 4, 2010; and

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

CAL NO.: 386-10-S

APPEARANCE FOR: Same

MINUTES OF MEETING:
November 19, 2010

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1421½ W. 111th Street

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

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

OCT 24 2011

CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

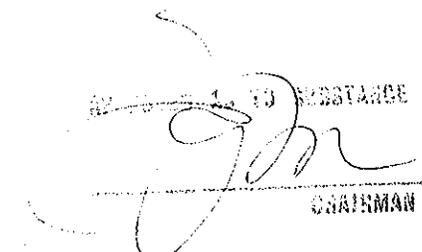
) WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 19, 2010, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on November 4, 2010; and

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 and would have no negative impact; the appraiser also testified that the use meets 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): 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 AND FORWARDED



CHAIRMAN

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

APPLICANT: Sophia Kamel d/b/a/ Digits Nail Spa **CAL NO.:** 387-10-S

APPEARANCE FOR: Thomas Pikarski **MINUTES OF MEETING:**
November 19, 2010

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1824 W. Montrose 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

OCT 24 2011

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

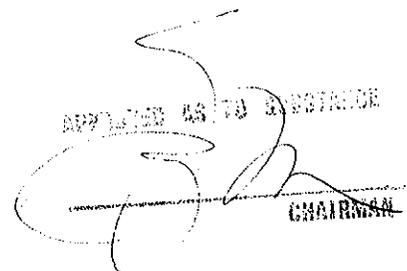
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 19, 2010, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on November 4, 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; 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 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 nail salon.

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


 APPOINTED AS TO DISTRICT
 CHAIRMAN

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

APPLICANT: Teaira Brooks

CAL NO.: 388-10-S

APPEARANCE FOR: Same

MINUTES OF MEETING:
November 19, 2010

APPEARANCE AGAINST: None

PREMISES AFFECTED: 438 E. 71st Street

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

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

OCT 24 2011

CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 19, 2010, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on November 4, 2010; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant stated that she is trying to re-establish the shop that was previously located at this location; testimony was offered that the use would not be out of character with the surrounding area and is in character with the neighborhood; the applicant shall be permitted to establish a hair/ braid salon at this location; testimony was given that the use complies 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 hair salon.

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

APPROVED AS TO SUBSTANCE

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

APPLICANT: Casa Hair Salon Corp.

CAL NO.: 389-10-S

APPEARANCE FOR: Paul Kolpak

MINUTES OF MEETING:
November 19, 2010

APPEARANCE AGAINST: None

PREMISES AFFECTED: 4463 W. Lawrence Avenue

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

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

OCT 24 2011

CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 19, 2010, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on November 4, 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 planner was that the use would not have a negative impact on the surrounding community and is character with the neighborhood; further 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 barber shop.

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

TO AD TO SUBSTANCE
[Signature]
CHAIRMAN

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

APPLICANT: MG Knox LLC

CAL NO.: 390-10-S

APPEARANCE FOR: Paul Kolpak

MINUTES OF MEETING:
November 19, 2010

APPEARANCE AGAINST: None

PREMISES AFFECTED: 4321 N. Knox 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 public parking garage with 121 parking spaces.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

OCT 24 2011

CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 19, 2010, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on November 4, 2010; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a public parking garage with 121 parking spaces; the testimony of the planner 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 meets all 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 non-accessory parking area, provided that 20 spaces are clearly striped and identified for the sole use of the building's tenants.

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:

D'estee Inc.

CAL NO.: 391-10-S

APPEARANCE FOR:

MINUTES OF MEETING:

November 19, 2010

APPEARANCE AGAINST:

PREMISES AFFECTED:

4519-21 S. Dr. M.L. King Drive

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

ACTION OF BOARD-

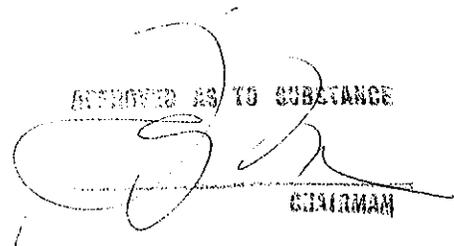
CASE CONTINUED TO JANUARY 21, 2011

THE VOTE

OCT 24 2011
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Dorothy Appiah / D.K.Y. Developers **CAL NO.:** 392-10-S

APPEARANCE FOR: Same **MINUTES OF MEETING:**
February 18, 2011

APPEARANCE AGAINST: None

PREMISES AFFECTED: 6803 S. Throop 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 community center.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

	AFFIRMATIVE	NEGATIVE	ABSENT
JONATHAN SWAIN	X		
GIGI McCABE-MIELE	X		
DEMETRI KONSTANTELOS	X		
LORI HEALEY	X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held February 18, 2011 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on November 4, 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; testimony was offered that the use would not have a negative impact on the surrounding community and was in character with the neighborhood; testimony from the appraiser also was 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): 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: AOV Consulting Group

CAL NO.: 393-10-S

APPEARANCE FOR:

MINUTES OF MEETING:
November 19, 2010

APPEARANCE AGAINST:

PREMISES AFFECTED: 4710-12 S. Ingleside 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 non- accessory parking lot.

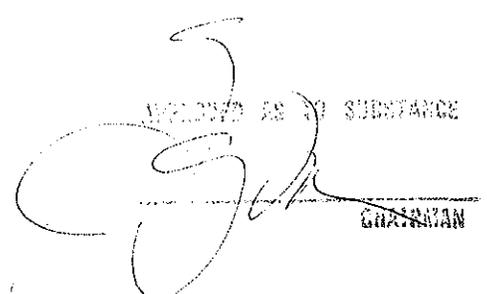
ACTION OF BOARD-
CASE CONTINUED TO DECEMBER 17, 2010

THE VOTE

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

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

OCT 24 2011
CITY OF CHICAGO
ZONING BOARD OF APPEALS

WELDED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: AOV Consulting Group

CAL NO.: 394-10-Z

APPEARANCE FOR:

MINUTES OF MEETING:
November 19, 2010

APPEARANCE AGAINST:

PREMISES AFFECTED: 4710-12 S. Ingleside Avenue

NATURE OF REQUEST: Application for a Variation under Chapter 17 of the Zoning Ordinance to reduce the required front yard setback from the required 20' to zero and the required 11.33' total combined side setback to zero, to permit parking in the front and side yards for a proposed non-accessory parking lot.

ACTION OF BOARD-
CASE CONTINUED TO DECEMBER 17, 2010

THE VOTE

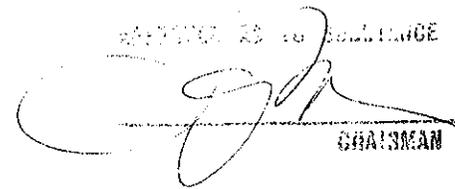
OCT 24 2011

CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

RECEIVED TO CHALLENGE



CHAIRMAN

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

APPLICANT: Nuveen Investments, Inc.

CAL NO.: 395-10-S

APPEARANCE FOR: Gregg Graines

MINUTES OF MEETING:
November 19, 2010

APPEARANCE AGAINST: None

PREMISES AFFECTED: 333 W. Wacker Drive

NATURE OF REQUEST: Application for a Special Use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a proposed high rise building sign.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

OCT 24 2011

CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 19, 2010, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on November 4, 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 high-rise building sign 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 in which it shall be located; further testimony was offered that the use complies with the criteria set forth by the zoning code for the granting of a special use at this location; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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: Outdoor Impact, Inc

CAL NO.: 396-10-A

APPEARANCE FOR: James J. Banks

MINUTES OF MEETING:
November 19, 2010

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2403 W. Homer Avenue

NATURE OF REQUEST: Application for an Appeal of the decision of the office of the Zoning Administrator under Chapter 17 of the Zoning Ordinance in refusing to permit the establishment of a new construction off-premise advertising sign which would be 1, 008 square feet.

ACTION OF BOARD-

THE DECISION OF THE ZONING ADMINISTRATOR IS REVERSED

THE VOTE

OCT 24 2011

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

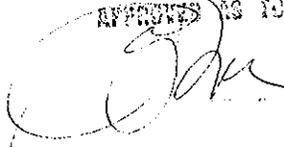
THE RESOLUTION:

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 November 19, 2010; and

WHEREAS, the district maps show that the premises is located in a C1-2 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 that the sign at this location has always been in use and that the use was never abandoned. The appellant submitted an affidavit from a neighbor to the property that stated that a sign has been at the location since 1959. Additional affidavits were submitted from William Collins which stated that he physically painted signs at this location as early as the 1970's. The appellant also submitted past leases from 1988 from the previous owner of the property and a sign company. The appellant also submitted photographs from 1996-2002 that depicted a sign at the location. Joel Byron testified that a lease was obtained by his company in 1996 to erect a painted sign at this location and in the early 2000's the painted signs were replaced by vinyl signs. Mr. Edwin Zuba testified that he was employed at the Armitage Theater from 1964-65. He stated that the theater advertised on the site and that he personally changed the signs for the theater. The Board finds that the appellant has submitted sufficient evidence to support the appellants claim that the sign was never abandoned. The Board will permit the appellant to establish an off-premise advertising sign at this location. The decision of the Zoning Administrator is reversed. The Board will permit the size of the sign to be 1,008 square feet. A permit shall be obtained to memorialize this decision.

APPROVED AS TO SUBSTANCE

JONATHAN SWAIN

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

APPLICANT: Anthuan Trandai

CAL NO.: 397-10-Z

APPEARANCE FOR: Same

MINUTES OF MEETING:
November 19, 2010

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2630 W. Winona Street

NATURE OF REQUEST: Application for a Variation under Chapter 17 of the Zoning Ordinance to reduce the west side setback from the required 2.4' to 10" (east side to remain at 4.26'), and the combined side setback from 6' to 4.36', for a 3rd story addition and a rear 2-story, open porch and deck.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

OCT 24 2011

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

) WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 19, 2010, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on November 4, 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 3rd story addition and a rear 2-story, open porch and deck whose west side setback from the required 2.4' to 10" (east side to remain at 4.26'), and the combined side setback from 6' to 4.36'; 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: Matthew Stone & Ann Elizabeth Johnson **CAL NO.:** 398-10-Z

APPEARANCE FOR: Same **MINUTES OF MEETING:**
November 19, 2010

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2536 W. Thomas Street

NATURE OF REQUEST: Application for a Variation under Chapter 17 of the Zoning Ordinance to reduce the side setback from the required 4.91' to 3'-11' (11' on the west, 3' on the east), to reduce the rear yard from 36.06' to 3' and to increase the building height from 30' to 33' for a third floor addition to a two dwelling unit building.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

OCT 24 2011

CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 19, 2010, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on November 4, 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 rear yard to 3' and to increase the building height from to 33' for a third floor addition to a two dwelling unit building; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

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

APPLICANT: Logan Square markets, LLC
d/b/a/ Logan Square Kitchen

CAL NO.: 399-10-A

APPEARANCE FOR: James J. Banks

MINUTES OF MEETING:
November 19, 2010

APPEARANCE AGAINST: Steve Valenziano (City of Chicago)

PREMISES AFFECTED: 2333 N. Milwaukee Avenue

NATURE OF REQUEST: Application for an Appeal from the decision of the office of the Zoning Administrator under Chapter 17 of the Zoning Ordinance in classifying the principal use of the subject site as a banquet hall instead of a restaurant.

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

OCT 24 2011

THE VOTE

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

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

AFFIRMATIVE	NEGATIVE	ABSENT
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 November 19, 2010; and

WHEREAS, the district maps show that the premises is located in a C1-1 Zoning District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: The appellant in this matter testified that she had previously received a business license to operate as a restaurant. She stated that an inspector from the Department of Business Affairs came to her site and she was informed that her establishment was operating as a banquet facility. The appellant testified that her business provides kitchen space as well as dining space to customers that rent her facility for catering events as well as "pop-up" restaurants. She testified that her business does not employ staff to operate as a banquet facility and cannot meet the parking requirements that are required for a banquet facility. The Board finds that through testimony and submitted exhibits, the appellant's business operates consistent in a manner to be designated as a restaurant and not a banquet facility. The Board will permit the appellant to establish a restaurant at this location. The decision of the Zoning Administrator is reversed. A business license shall be obtained to memorialize this decision.

APPROVED AS TO SUBSTANCE
[Signature]
SECRETARY

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

APPLICANT: Urban Core Outdoor

CAL NO.: 400-10-A

APPEARANCE FOR: Kate Duncan

MINUTES OF MEETING:
November 19, 2010

APPEARANCE AGAINST: None

PREMISES AFFECTED: 159 W. Huron Street

NATURE OF REQUEST: Application for an Appeal from the decision of the office of the Zoning Administrator under Chapter 17 of the Zoning Ordinance in refusing to permit the establishment of an off-premise advertising sign which would be 800 square feet.

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

THE VOTE

OCT 24 2011

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

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

AFFIRMATIVE	NEGATIVE	ABSENT
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 November 19, 2010; and

WHEREAS, the district maps show that the premises is located in a DX-7 Zoning District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: The appellant in this matter stated that he would like to establish an off-premise advertising sign at this location. Counsel for the appellant stated that the Zoning Administrator erred in refusing the request by not considering that the building is located on a corner lot and therefore the applicant can choose where the front of the building is located. The appellant has chosen the Huron side as the front of the building. It is the appellants position that by using the Huron front of the building, the sign in question would not be located on the same side of the street as an existing sign that is located on LaSalle Street. The Board finds that the applicant shall be permitted to establish an off-premise advertising sign which shall be 800 square feet. The decision of the Zoning Administrator is reversed. A permit shall be obtained to memorialize this decision.

APPROVED AS TO SUBSTANCE
[Signature]

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

APPLICANT: New St. Paul Church

CAL NO.: 401-10-S

APPEARANCE FOR: Amos Smith

MINUTES OF MEETING:
November 19, 2010

APPEARANCE AGAINST: None

PREMISES AFFECTED: 6701 S. Hamilton 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 accessory off-site parking lot to serve an existing church at 2113 W. Marquette Road.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

OCT 24 2011

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 19, 2010, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on November 4, 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 an accessory off-site parking lot to serve an existing church at 2113 W. Marquette Road; 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 surrounding neighborhood; testimony was also offered that the use meets with all of the criteria for that 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 off-site, accessory parking lot, provided it is constructed consistent with the layout and design represented on the site plan and landscape drawing prepared by BATA Architects, dated November 19, 2010.

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: New St. Paul Church

CAL NO.: 402-10-Z

APPEARANCE FOR: Amos Smith

MINUTES OF MEETING:
November 19, 2010

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2113 W. Marquette Road

NATURE OF REQUEST: Application for a Variation under Chapter 17 of the Zoning Ordinance to reduce the required rear setback from 37.32' to 3.0', the side setback from 13.55' to 12.0' for a one- story addition to an existing church.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

OCT 24 2011

CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

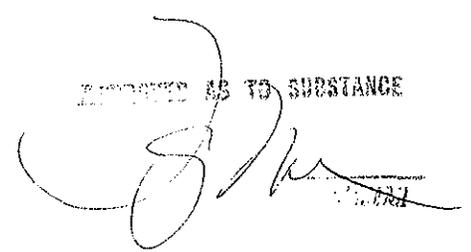
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 19, 2010, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on November 4, 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 to an existing church whose rear setback shall be 3.0', and whose side setback shall be 12.0'; 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: Bethel Missionary Baptist Church Inc. **CAL NO.:** 403-10-S

APPEARANCE FOR: Amos Smith **MINUTES OF MEETING:**
November 19, 2010

APPEARANCE AGAINST: None

PREMISES AFFECTED: 720 W. 111th Street

NATURE OF REQUEST: Application for a Special Use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a proposed religious facility with 84 seats and 11 on-site parking spaces.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

OCT 24 2011

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

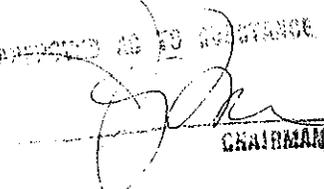
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 19, 2010, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on November 4, 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 which shall have 84 seats and 11 on-site parking spaces 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 surrounding neighborhood; testimony was also offered that the proposed use at this location meets all of the criteria set forth by the code for the granting of a special use; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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

APPROVED AS TO REGULARITY

CHAIRMAN

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

APPLICANT: Krzysztof Slowik

CAL NO.: 404-10-S

APPEARANCE FOR:

MINUTES OF MEETING:

November 19, 2010

APPEARANCE AGAINST:

PREMISES AFFECTED: 3111 N. Cicero Avenue

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

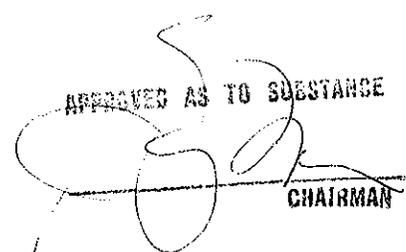
ACTION OF BOARD-
CASE CONTINUED TO DECEMBER 17, 2010

THE VOTE

OCT 24 2011
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Martha Xuan Nguyen Duong

CAL NO.: 405-10-S

APPEARANCE FOR: James Kottaras

MINUTES OF MEETING:
November 19, 2010

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3447 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 nail salon.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

OCT 24 2011

CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

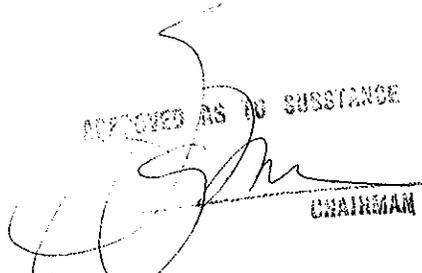
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 19, 2010, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on November 4, 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 would be 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 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

CHAIRMAN

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

APPLICANT: Olga Moukhina

CAL NO.: 406-10-S

APPEARANCE FOR: Same

MINUTES OF MEETING:
November 19, 2010

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3553 W. Irving Park Road

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

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

OCT 24 2011

CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

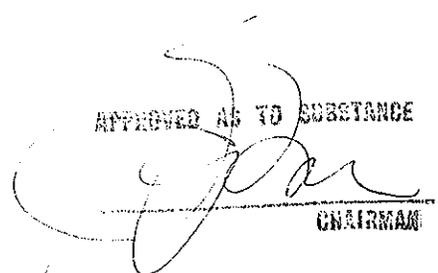
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 19, 2010, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on November 4, 2010; and

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; testimony was offered that the proposed 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 meets 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 massage establishment.

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: Dionna Brown

CAL NO.: 407-10-S

APPEARANCE FOR: Same

MINUTES OF MEETING:
November 19, 2010

APPEARANCE AGAINST: None

PREMISES AFFECTED: 909 W. 87th Street

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

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

OCT 24 2011

CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 19, 2010, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on November 4, 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; testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further testimony was offered that the use complies with all of the criteria for the granting of a special use set forth by the code; 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: Visnja Vukovich Bradley

CAL NO.: 408-10-S

APPEARANCE FOR:

MINUTES OF MEETING:

November 19, 2010

APPEARANCE AGAINST:

PREMISES AFFECTED: 527 N. Racine, Unit #1

NATURE OF REQUEST: Application for a Special Use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a proposed residential use on the ground floor in a commercial zoning district.

ACTION OF BOARD-
CASE CONTINUED TO JANUARY 21, 2011

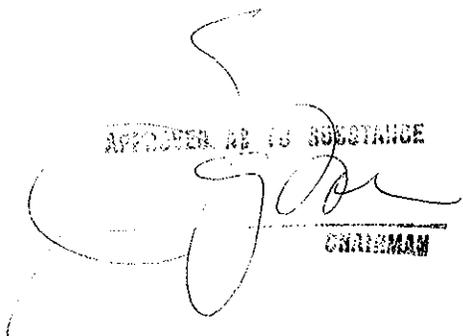
THE VOTE

OCT 24 2011
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

APPROVED BY THE SUBSTANCE



CHAIRMAN

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

APPLICANT: Devon Financial Services, LTD

CAL NO.: 409-10-S

APPEARANCE FOR: Roderick Sawyer

MINUTES OF MEETING:
November 19, 2010

APPEARANCE AGAINST: None

PREMISES AFFECTED: 8256 S. Cottage Grove Avenue

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

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

OCT 24 2011

CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 19, 2010, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on November 4, 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 pay day loan facility 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; further testimony was offered that the use complies with all of the criteria set forth by the code for the granting of a special use; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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

APPROVED AS TO SUBSTANCE
[Signature]
CHAIRMAN

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

APPLICANT: Anthony and Julie Stamato

CAL NO.: 410-10-A

APPEARANCE FOR:

MINUTES OF MEETING:

November 19, 2010

APPEARANCE AGAINST:

PREMISES AFFECTED: 1705 N. Dayton Street

NATURE OF REQUEST: Application for an Objector's Appeal under Chapter 17 of the Zoning Ordinance from the decision of the office of the Zoning Administrator in granting an administrative adjustment.

ACTION OF BOARD-
CASE CONTINUED TO JANUARY 21, 2011

THE VOTE

OCT 24 2011

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: UG 2, LLC

CAL NO.: 411-10-Z

APPEARANCE FOR: Lisa Moreno

MINUTES OF MEETING:
November 19, 2010

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1401-05 W. Devon Avenue / 6346 N. Glenwood 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 which will be located with 125' of an RS-3 zoning district.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

OCT 24 2011

CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

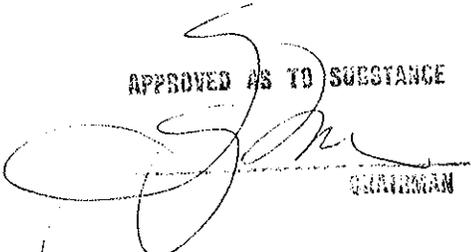
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 19, 2010, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on November 4, 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 which is located within 125' of a residential district; 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

JONATHAN SWAIN

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

APPLICANT: Maria Rosana Uzho **CAL NO.:** 412-10-S
APPEARANCE FOR: Mark Kupiec **MINUTES OF MEETING:**
November 19, 2010
APPEARANCE AGAINST: None
PREMISES AFFECTED: 3754-56 W. Lawrence Avenue

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

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

OCT 24 2011
CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 19, 2010, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on November 4, 2010; and

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

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

[Handwritten Signature]
 CHAIRMAN

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

APPLICANT: 3701 N. Kenmore LLC

CAL NO.: 266-10-A

APPEARANCE FOR:

MINUTES OF MEETING:
November 19, 2010

APPEARANCE AGAINST:

PREMISES AFFECTED: 1060 W. Addison

NATURE OF REQUEST: Application for an Appeal from the decision of the office of the Zoning Administrator under Chapter 17 of the Zoning Ordinance. The applicant claims that the Commissioner of the Department of Zoning and Land use Planning erred when she allowed a 360 Square foot sign to be erected within Wrigley Field. The property is located in Planned District 958. The Department maintains that decisions made by the Commissioner for properties located in a Planned Development are not appealable to the Zoning Board of Appeals.

ACTION OF BOARD-
WITHDRAWN ON MOTION OF THE APPLICANT

THE VOTE

OCT 24 2011

CITY OF CHICAGO
ZONING BOARD OF APPEALS

BRIAN CROWE
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Michael Bauernfreund

CAL NO.: 352-10-S

APPEARANCE FOR: Richard Kruse

MINUTES OF MEETING:
November 19, 2010

APPEARANCE AGAINST: None

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-
APPLICATION APPROVED

THE VOTE

OCT 24 2011

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

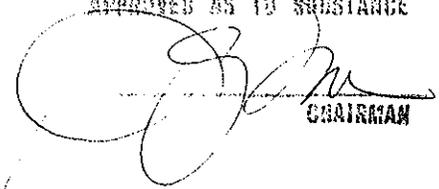
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on November 19, 2010 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on September 30, 2010; and

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

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

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: J & B Signs, Inc.

CAL NO.: 351-10-A

APPEARANCE FOR:

MINUTES OF MEETING:
November 19, 2010

APPEARANCE AGAINST:

PREMISES AFFECTED: 754 N. Clark Street

NATURE OF REQUEST: Application for an Appeal from the decision of the office of the Zoning Administrator under Chapter 17 of the Zoning Ordinance in refusing to permit the re-establishment of three non-conforming signs on 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 wrecks the building upon which these signs were erected.

ACTION OF BOARD-
WITHDRAWN ON MOTION OF THE APPLICANT

THE VOTE

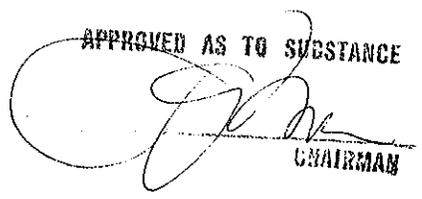
OCT 24 2011

CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
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:
November 19, 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-
WITHDRAWN ON MOTION OF THE APPLICANT

THE VOTE

OCT 24 2011

CITY OF CHICAGO
ZONING BOARD OF APPEALS

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

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE



CHAIRMAN