

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

**APPLICANT:** Paul & Lisa Berghoff

**CAL NO.:** 01-11-Z

**APPEARANCE FOR:** Thomas Moore

**MINUTES OF MEETING:**  
January 21, 2011

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 6243 N. Knox Avenue

**NATURE OF REQUEST:** Application for a Variation under Chapter 17 of the Zoning Ordinance to permit a rear one story basement addition and a second floor addition with a first floor covered patio whose rear yard setback shall be reduced from 35.0' to 19.57' whose combined side set back shall be reduced from 24.0' to 12.0' with 6'0 on each side.

**ACTION OF BOARD-**  
VARIATION GRANTED

**THE VOTE**

**DEC 19 2011**

**CITY OF CHICAGO  
ZONING BOARD OF APPEALS**

JONATHAN SWAIN  
GIGI McCABE-MIELE  
DEMETRI KONSTANTELOS  
LORI HEALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

**THE RESOLUTION:**

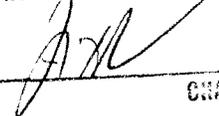
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 21, 2011, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on January 6, 2011 and

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 is need of extra room for his family and would like to add an additional room; the applicant testified that his hardship is that the building is located at the rear of the property; the applicant shall be permitted to construct a rear one story basement addition and a second floor addition with a first floor covered patio whose rear yard setback shall be reduced to 19.57' whose combined side set back shall be reduced to 12.0' with 6'0 on each side; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

  
CHAIRMAN

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

**APPLICANT:** Hair Cut City, LLC **CAL NO.:** 02-11-S  
**APPEARANCE FOR:** Same **MINUTES OF MEETING:**  
January 21, 2011  
**APPEARANCE AGAINST:** Steven Papageorge  
**PREMISES AFFECTED:** 932 W. Diversey Parkway

**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**

**DEC 19 2011**

**CITY OF CHICAGO  
ZONING BOARD OF APPEALS**

JONATHAN SWAIN  
GIGI McCABE-MIELE  
DEMETRI KONSTANTELOS  
LORI HEALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

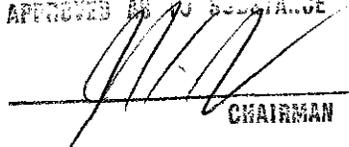
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 21, 2011, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 6, 2011; 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, Steven Papageorge stated that he also owns a salon in the area and that there are several other salons in the vicinity. He testified that in his opinion, there is not enough business to sustain all of the salons. Mr. Papageorge stated that by permitting another salon in the area, there would be a negative impact on the community; the applicant testified that the proposed salon would be located in a vacant store front in a newly constructed building; testimony was offered that the use would not have a negative impact on the community and is in character with the surrounding neighborhood; further testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at 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 Housing and Economic Development recommends approval of the proposed beauty salon.

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

APPROVED AS TO FORM AND SUBSTANCE  
  
 CHAIRMAN

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

**APPLICANT:** Pamper Me Up Kiddee Spa Salon.  
& Party Palace, Ltd

**CAL NO.:** 03-11-S

**APPEARANCE FOR:**

**MINUTES OF MEETING:**  
January 21, 2011

**APPEARANCE AGAINST:**

**PREMISES AFFECTED:** 8006 S. Western Avenue

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

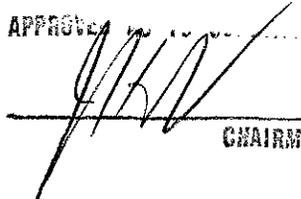
**ACTION OF BOARD-**  
CASE CONTINUED TO FEBRUARY 18, 2011

**THE VOTE**

DEC 19 2011  
CITY OF CHICAGO  
ZONING BOARD OF APPEALS

JONATHAN SWAIN  
GIGI McCABE-MIELE  
DEMETRI KONSTANTELOS  
LORI HEALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

APPROVED BY \_\_\_\_\_  
  
CHAIRMAN

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

**APPLICANT:** Pearl Beauty Spa, LLC **CAL NO.:** 04-11-S  
**APPEARANCE FOR:** Same **MINUTES OF MEETING:**  
January 21, 2011  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 3125 N. Lincoln Avenue

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

**ACTION OF BOARD-**  
APPLICATION APPROVED

**THE VOTE**

DEC 19 2011

**CITY OF CHICAGO  
ZONING BOARD OF APPEALS**

JONATHAN SWAIN  
GIGI McCABE-MIELE  
DEMETRI KONSTANTELOS  
LORI HEALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

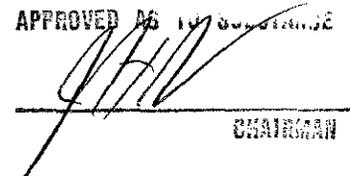
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 21, 2011, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 6, 2011; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a massage establishment at this location; the testimony of the appraiser was that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further testimony was offered that the use complies with all of the criteria for the granting of a special use at this location and meets all of the standards as set forth by the zoning 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 Housing and Economic Development 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 CHAIRMAN  
  
CHAIRMAN

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

**APPLICANT:** Sara Jackson Wellness, Inc.  
DBA Mera Natural Hair & Body  
**APPEARANCE FOR:** Same  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 2648 North Lincoln Avenue

**CAL NO.:** 05-11-S

**MINUTES OF MEETING:**  
January 21, 2011

**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/spa.

**ACTION OF BOARD-**  
APPLICATION APPROVED

**THE VOTE**

**DEC 19 2011**

**CITY OF CHICAGO  
ZONING BOARD OF APPEALS**

JONATHAN SWAIN  
GIGI McCABE-MIELE  
DEMETRI KONSTANTELOS  
LORI HEALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

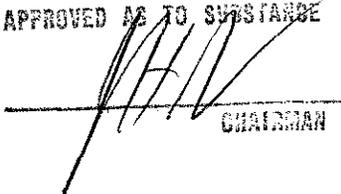
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 21, 2011, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 6, 2011; 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/ spa at this location; testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the surrounding neighborhood; further testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at 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 Housing and Economic Development recommends approval of the proposed beauty salon.

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

APPROVED AS TO SUBSTANCE  
  
CHAIRMAN

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

**APPLICANT:** Midway Development, LLC **CAL NO.:** 06-11-S  
**APPEARANCE FOR:** John Pikarski **MINUTES OF MEETING:**  
January 21, 2011  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 4600-4628 South 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 hotel.

**ACTION OF BOARD-**  
APPLICATION APPROVED

DEC 19 2011

**CITY OF CHICAGO**  
**ZONING BOARD OF APPEALS**

**THE VOTE**

JONATHAN SWAIN  
GIGI McCABE-MIELE  
DEMETRI KONSTANTELOS  
LORI HEALEY

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

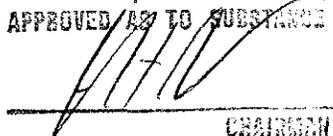
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 21, 2011, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 6, 2011; 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 has appeared before the Board and was previously approved; the previous approval expired; the applicant is requesting to establish a hotel at this location; the applicant stated that the proposed hotel will be operated as a Sheraton hotel and will provide 52 on site parking spaces; 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 as 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 Housing and Economic Development recommends approval of the proposed hotel, provided the development is constructed consistent with the layout and design represented on the site plan and elevation drawings prepared by Proyeckt Studio, LLC, dated January 18, 2011 - but without the rooftop sign indicated; and that the landscaping and fencing are installed in compliance with the Chicago Landscape Ordinance. The Department notes that the zoning code expressly prohibits a sign or any portion of a sign that is erected upon or projects more than 24 inches above the roofline of any building whether the principal support for the sign is on the roof, wall or any other structural element of the building (Sec. 17-17-02150)

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:** Midway Development, LLC **CAL NO.:** 07-11-Z

**APPEARANCE FOR:** John Pikarski **MINUTES OF MEETING:**  
January 21, 2011

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 4600-4628 South Cicero Avenue

**NATURE OF REQUEST:** Application for a Variation under Chapter 17 of the Zoning Ordinance to permit a 5 story 96 room hotel to exceed the allowable 50' maximum height to 55'.

**ACTION OF BOARD-**  
**VARIATION GRANTED**

**THE VOTE**

**DEC 19 2011**

**CITY OF CHICAGO**  
**ZONING BOARD OF APPEALS**

JONATHAN SWAIN  
GIGI McCABE-MIELE  
DEMETRI KONSTANTELOS  
LORI HEALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

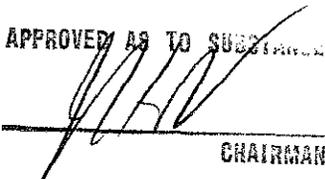
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 21, 2011, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on January 6, 2011 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 approved in Cal. No.06-11-S to permit the establishment of a hotel; the applicant shall now be permitted to construct a 96 room hotel whose height shall be 55'; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

**APPROVED AS TO SUBSTANCE**  
  
**CHAIRMAN**

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

APPLICANT: Custom Hair Lounge Inc. CAL NO.: 08-11-S

APPEARANCE FOR: Gary Wigoda MINUTES OF MEETING: January 21, 2011

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2107 North Cleveland Avenue

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

ACTION OF BOARD- APPLICATION APPROVED

THE VOTE

DEC 19 2011

CITY OF CHICAGO ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
LORI HEALEY

Table with 3 columns: AFFIRMATIVE, NEGATIVE, ABSENT. Rows for Jonathan Swain, Gigi McCabe-Miele, Demetri Konstantelos, and Lori Healey, all with 'X' in the Affirmative column.

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 21, 2011, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 6, 2011; 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 with beauty salon services; the business currently is existing and the applicant would like to expand on the services that are offered; expert testimony was offered that the use would not have a negative impact the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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: Illinois Association of Seventh-Day Adventists CAL NO.: 09-11-S

APPEARANCE FOR: MINUTES OF MEETING:  
January 21, 2011

APPEARANCE AGAINST:

PREMISES AFFECTED: 8221-8227 South State 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 proposed religious assembly (Church).

ACTION OF BOARD-  
CASE CONTINUED TO FEBRUARY 18, 2011

THE VOTE

DEC 19 2011

CITY OF CHICAGO  
ZONING BOARD OF APPEALS

JONATHAN SWAIN  
GIGI McCABE-MIELE  
DEMETRI KONSTANTELOS  
LORI HEALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE

CHAIRPERSON

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

**APPLICANT:** Living Hope Church Chicago **CAL NO.:** 10-11-S

**APPEARANCE FOR:** Brad Beier **MINUTES OF MEETING:**  
January 21, 2011

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 6414-6416 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 establish a proposed religious assembly.

**ACTION OF BOARD-**  
APPLICATION APPROVED

DEC 19 2011

**CITY OF CHICAGO**  
**ZONING BOARD OF APPEALS**

**THE VOTE**

JONATHAN SWAIN  
GIGI McCABE-MIELE  
DEMETRI KONSTANTELOS  
LORI HEALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

**THE RESOLUTION:**

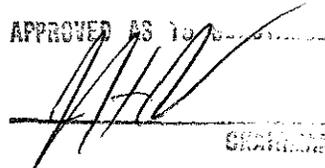
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 21, 2011, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 6, 2011; and

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; the applicant stated that the building has a commercial space on the first floor and four apartments above; there was no parking for the previous use and therefor no parking is required; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further testimony was also offered that the use complies with all of the standards 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 Housing and Economic Development recommends approval of the proposed church.

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

APPROVED AS TO FORMS



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

**APPLICANT:** Michael Cascio **CAL NO.:** 11-11-S  
**APPEARANCE FOR:** Same **MINUTES OF MEETING:**  
January 21, 2011  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 3615 North Ashland Avenue, Unit 1S

**NATURE OF REQUEST:** Application for a Special Use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a residential use below the second Floor in a C1-2 Zoning District.

**ACTION OF BOARD-**  
APPLICATION APPROVED

**THE VOTE**

**DEC 19 2011**

**CITY OF CHICAGO  
ZONING BOARD OF APPEALS**

JONATHAN SWAIN  
GIGI McCABE-MIELE  
DEMETRI KONSTANTELOS  
LORI HEALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

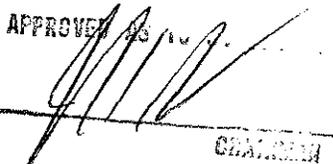
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 21, 2011, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 6, 2011; 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 he would like to establish a residential use in the ground floor unit of the existing multi-dwelling unit building; the applicant stated that the unit would be used as a live/work space; expert testimony was offered that the use would not be a viable commercial unit and that the residential use would be a more appropriate use for the area; further testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Housing and Economic Development recommends approval of the proposed residential use, provided two additional parking spaces are constructed consistent with the layout and design represented on the parking plan prepared by Kareem Musawwir, LLC, dated January 21, 2011.

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

APPROVED AS  
  
 CHAIRMAN

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

**APPLICANT:** Sarah's Circle **CAL NO.:** 12-11-S  
**APPEARANCE FOR:** Rebecca Schienfield **MINUTES OF MEETING:**  
January 21, 2011  
**APPEARANCE AGAINST:** Jarvis Richards  
**PREMISES AFFECTED:** 4836 North Sheridan Road

**NATURE OF REQUEST:** Application for a Special Use under Chapter 17 of the Zoning Ordinance for the approval of the establishment a 10 unit Single Room Occupancy Facility.

**ACTION OF BOARD-**  
~~APPLICATION APPROVED~~

**THE VOTE**

DEC 19 2011

**CITY OF CHICAGO**  
**ZONING BOARD OF APPEALS**

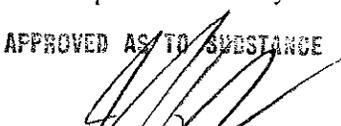
JONATHAN SWAIN  
 GIGI McCABE-MIELE  
 DEMETRI KONSTANTELOS  
 LORI HEALEY

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 January 21, 2011, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 6, 2011; 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; Kathy Ragnar on behalf of the applicant testified stated that the organization serves women that are homeless or at risk of being homeless and have been in existence for 32 years; they provide shelter and meals to homeless women and would now like to expand the services that they offer; the applicant stated that they have received funding to operate the apartments that are proposed. The applicant stated that each of the tenants would have a lease for the apartments and that the housing would be permanent supportive housing. Sherman Baker, appraiser, testified that the use was needed in the community and is in character with the community and would not have a negative impact on the neighborhood. Jarvis Richards who owns property across the alley from the subject site, stated that he has safety concerns about the proposed facility. He testified that the use would be located across the street from a boys and girls club and is also in close proximity to a school. Mr. Richards also testified that the community has issues with drugs and loitering and feels if permitted, the proposed facility would contribute to the issues that the community has. However, the objector was not able to demonstrate that any of the clients from Sarah's Circle were causing any of the issues in the community. Mr. Jarvis also stated that there would be an increase in traffic with the amount of clients that would be serviced. Ms. Ragnar stated that none of the clients of the organization drive to the facility. She also testified that security is provided and that clients would have to be buzzed into the facility and would be greeted by a staff member. Mr. Jarvis also stated that he has issues with how the organization would receive deliveries. Ms Ragnar testified that the organization would be able to receive deliveries in the rear of the building or could be received in the front; the applicant shall be permitted to establish a ten unit single room occupancy facility 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.:** 12-11-S

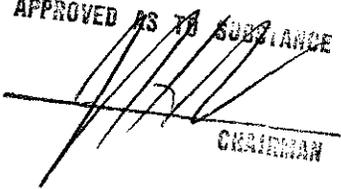
**MINUTES OF MEETING:**  
January 21, 2011

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Housing and Economic Development recommends approval of the proposed 10-unit, single-room-occupancy facility.

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

DEC 19 2011

CITY OF CHICAGO  
ZONING BOARD OF APPEALS

APPROVED AS TO SUBSTANCE  
  
CHAIRMAN

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

**APPLICANT:** Sarah's Circle **CAL NO.:** 13-11-S  
**APPEARANCE FOR:** Rebecca Schienfield **MINUTES OF MEETING:**  
January 21, 2011  
**APPEARANCE AGAINST:** Jarvis Richards  
**PREMISES AFFECTED:** 4836 North Sheridan 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 community center.

**ACTION OF BOARD-**  
**APPLICATION APPROVED**

**THE VOTE**

**DEC 19 2011**

**CITY OF CHICAGO  
 ZONING BOARD OF APPEALS**

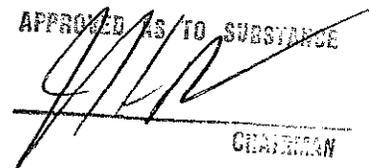
JONATHAN SWAIN  
 GIGI McCABE-MIELE  
 DEMETRI KONSTANTELOS  
 LORI HEALEY

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 January 21, 2011, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 6, 2011; 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; Kathy Ragnar, on behalf of the applicant testified that the Sarah's Circle currently is operating at a different location and wishes to establish a new community center at the proposed site. Ms. Ragnar testified that they would be able to increase the number of women that are served by the organization as well as expand the scope of services that are provided to their clients. Jarvis Richards who owns property across the alley from the subject site, stated that he has concerns about safety at the proposed facility. He testified that the use would be located across the street from a boys and girls club and is also in close proximity to a school. Mr. Richards also testified that the community has issues with drugs and loitering and feels if permitted the proposed facility would contribute to the issues that the community has. However, the objector was not able to demonstrate that any of the clients from Sarah's Circle were causing any of the issues in the community. Mr. Jarvis also stated that there would be an increase in traffic with the amount of clients that would be serviced. Ms. Ragnar stated that none of the clients of the organization drive to the facility. She also testified that security is provided and that clients would have to be buzzed into the facility and would be greeted by a staff member. Mr. Jarvis also stated that he has issues with how the organization would receive deliveries. Ms Ragnar stated that the organization would be able to receive deliveries in the rear of the building or could be received in the front; the applicant shall be permitted to establish a community center. 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.: 13-11-S**

**MINUTES OF MEETING:**

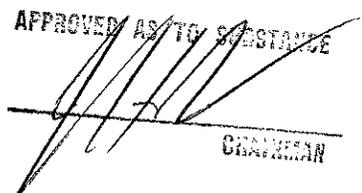
January 21, 2011

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

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

**DEC 19 2011**

**CITY OF CHICAGO  
ZONING BOARD OF APPEALS**

**APPROVED AS TO SUBSTANCE**  
  
**CHAIRMAN**

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

**APPLICANT:** Klaudia Lannoye **CAL NO.:** 14-11-S

**APPEARANCE FOR:** Same **MINUTES OF MEETING:**  
January 21, 2011

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 3048 W. Diversey Avenue

**NATURE OF REQUEST:** Application for a Special Use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a residential use below the second floor.

**ACTION OF BOARD-**  
APPLICATION APPROVED

**THE VOTE**

**DEC 19 2011**

**CITY OF CHICAGO  
ZONING BOARD OF APPEALS**

JONATHAN SWAIN  
GIGI McCABE-MIELE  
DEMETRI KONSTANTELOS  
LORI HEALEY

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 January 21, 2011, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 6, 2011; 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 wishes to establish a residential use below the second floor; the applicant stated that the use is need because there would be a day care service that would be offered for children 5 and under; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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

APPROVED AS TO SUBSTANCE  
*[Signature]*  
CHAIRMAN

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

**APPLICANT:** M & T Partnership **CAL NO.:** 15-11-S  
**APPEARANCE FOR:** Lee Robertson **MINUTES OF MEETING:**  
January 21, 2011  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 2611 W. Devon 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**

DEC 19 2011

CITY OF CHICAGO  
ZONING BOARD OF APPEALS

JONATHAN SWAIN  
GIGI McCABE-MIELE  
DEMETRI KONSTANTELOS  
LORI HEALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

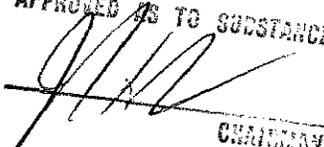
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 21, 2011, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 6, 2011; 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; further expert 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 Housing and Economic Development recommends approval of the proposed beauty salon.

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

APPROVED AS TO SUBSTANCE  
  
CHAIRMAN

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

**APPLICANT:** Patricia L. Woodward **CAL NO.:** 16-11-Z

**APPEARANCE FOR:** Same **MINUTES OF MEETING:**  
January 21, 2011

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 4339 S. Berkeley Avenue

**NATURE OF REQUEST:** Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a rear two story open porch and stairs whose south setback shall be reduced from 2' to zero.

**ACTION OF BOARD-**  
**VARIATION GRANTED**

**THE VOTE**

DEC 19 2011

**CITY OF CHICAGO**  
**ZONING BOARD OF APPEALS**

JONATHAN SWAIN  
GIGI McCABE-MIELE  
DEMETRI KONSTANTELOS  
LORI HEALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

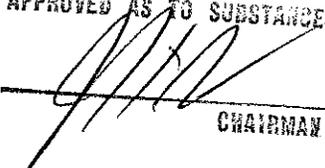
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 21, 2011, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on January 6, 2011 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 requesting the variation to replace the existing stairs; the Board shall permit the applicant to construct a rear two story open porch and stairs whose south setback shall be reduced to zero; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE  
  
CHAIRMAN

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

**APPLICANT:** Restaurant El Ranchito Inc. **CAL NO.:** 17-11-Z  
**APPEARANCE FOR:** Same **MINUTES OF MEETING:**  
January 21, 2011  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 5959 W. Grand Avenue

**NATURE OF REQUEST:** Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval of a proposed public place of amusement license to be located within 125' of an RS-3 Zoning District.

**ACTION OF BOARD-**  
VARIATION GRANTED

**THE VOTE**

DEC 19 2011

**CITY OF CHICAGO**  
**ZONING BOARD OF APPEALS**

JONATHAN SWAIN  
GIGI McCABE-MIELE  
DEMETRI KONSTANTELOS  
LORI HEALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

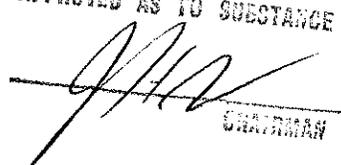
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 21, 2011, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on January 6, 2011 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 shall be located within 125' of a residential zoning district; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE  
  
CHAIRMAN

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

APPLICANT: Myles McGuire

CAL NO.: 18-11-Z

APPEARANCE FOR:

MINUTES OF MEETING:

January 21, 2011

APPEARANCE AGAINST:

PREMISES AFFECTED: 309 W. Wisconsin Street

NATURE OF REQUEST: Application for a Variation under Chapter 17 of the Zoning Ordinance to reduce the rear setback from 28' to 20.34', the east and west setback from 2' to zero, the rear yard open space from 110 square to 66 sf, and to increase the existing floor area by not more than 15% for an enclosed breezeway and a rear 2nd fl addition

ACTION OF BOARD-  
CASE CONTINUED TO FEBRUARY 18, 2011

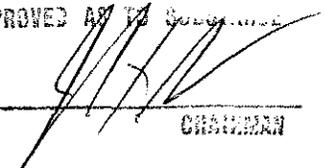
THE VOTE

DEC 19 2011

CITY OF CHICAGO  
ZONING BOARD OF APPEALS

JONATHAN SWAIN  
GIGI McCABE-MIELE  
DEMETRI KONSTANTELOS  
LORI HEALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE  
  
CHAIRMAN

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

**APPLICANT:** Congregation K'hal Chasidim **CAL NO.:** 19-11-Z  
**APPEARANCE FOR:** Ephrain Polarsek **MINUTES OF MEETING:**  
 January 21, 2011  
**APPEARANCE AGAINST:** Therese Yee  
**PREMISES AFFECTED:** 2919 W. Pratt Boulevard

**NATURE OF REQUEST:** Application for a variation under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a proposed 2 story building which will serve as a religious assembly which shall exceed the floor area ratio and whose rear setback shall be reduced from 37.5' to 20' and the east setback shall be reduced from 15.5' to 7'-6" and a west setback of 15.59'.

**ACTION OF BOARD-  
 VARIATION GRANTED**

**THE VOTE**

**DEC 19 2011**

**CITY OF CHICAGO  
 ZONING BOARD OF APPEALS**

JONATHAN SWAIN  
 GIGI McCABE-MIELE  
 DEMETRI KONSTANTELOS  
 LORI HEALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

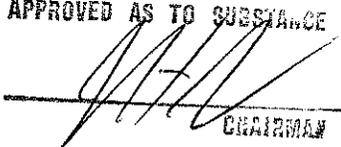
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 21, 2011, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on January 6, 2011 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; Ms. Yee testified that her only concern was about the parking in the neighborhood; she stated that she had no other issues with the applicant. The objector was informed that the applicant would instruct the members of the synagogue not to park on the streets in the neighborhood. The applicant shall be permitted to construct a 2 story building which will serve as a religious assembly which shall exceed the floor area ratio and whose rear setback shall be reduced to 20' and the east setback shall be reduced from to 7'-6" with a west setback of 15.59'; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE  
  
 \_\_\_\_\_  
 CHAIRMAN

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

**APPLICANT:** Chicago Board of Education **CAL NO.:** 20-11-S

**APPEARANCE FOR:** Scott Borstein **MINUTES OF MEETING:**

January 21, 2011

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 7901-11 S. Springfield / 3841-59 W. 79th 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-required accessory parking lot to serve an existing high school at 3939 W. 79th Street.

**ACTION OF BOARD-**  
APPLICATION APPROVED

**THE VOTE**

DEC 19 2011

**CITY OF CHICAGO**  
**ZONING BOARD OF APPEALS**

JONATHAN SWAIN  
GIGI McCABE-MIELE  
DEMETRI KONSTANTELOS  
LORI HEALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

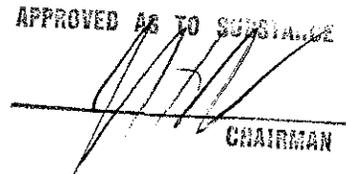
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 21, 2011, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 6, 2011; 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 to serve an existing high school which is located at 3939 W. 79<sup>th</sup> Street; 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 as 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 Housing and Economic Development recommends approval of the proposed non-required, accessory parking lot, provided the applicant installs landscaping and fencing consistent with the layout and design represented on the landscape plan prepared by Legat Architects, dated November 5, 2010.

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:** Institute for Latino Progress

**CAL NO.:** 21-11-S

**APPEARANCE FOR:** Rolando Acosta

**MINUTES OF MEETING:**  
January 21, 2011

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 2520 S. Western Avenue

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

**ACTION OF BOARD-**  
APPLICATION APPROVED

**THE VOTE**

**DEC 19 2011**

**CITY OF CHICAGO  
ZONING BOARD OF APPEALS**

JONATHAN SWAIN  
GIGI McCABE-MIELE  
DEMETRI KONSTANTELOS  
LORI HEALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

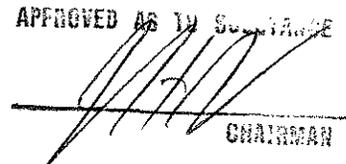
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 21, 2011, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 6, 2011; 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 school; 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; further testimony was offered that the use complies with the criteria as 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 Housing and Economic Development recommends approval of the proposed high school.

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:** Institute for Latino Progress **CAL NO.:** 22-11-S  
**APPEARANCE FOR:** Rolando Acosta **MINUTES OF MEETING:**  
January 21, 2011  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 2501 S. Artesian

**NATURE OF REQUEST:** Application for a Special Use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a proposed required non- accessory off-site parking lot to serve a proposed high school located at 2520 S. Western Avenue.

**ACTION OF BOARD-**  
APPLICATION APPROVED

**THE VOTE**

DEC 19 2011

**CITY OF CHICAGO  
ZONING BOARD OF APPEALS**

JONATHAN SWAIN  
GIGI McCABE-MIELE  
DEMETRI KONSTANTELOS  
LORI HEALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

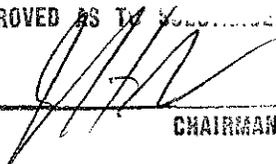
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 21, 2011, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 6, 2011; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; a special use was granted in Cal. No. 21-11-S to establish a high school at 2520 S. Western Avenue; the applicant shall now be permitted to establish a parking lot to serve the high school 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 community; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s):The Department of Housing and Economic Development recommends approval of the proposed off-site, accessory parking lot, provided the applicant installs landscaping and fencing consistent with the layout and design represented on the landscape plan prepared by Ghafari Architects, dated December 13, 2010.

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

APPROVED AS TO VALIDITY  
  
 \_\_\_\_\_  
 CHAIRMAN

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

**APPLICANT:** McDonald's USA, LLC

**CAL NO.:** 23-11-S

**APPEARANCE FOR:** Amy Kurson

**MINUTES OF MEETING:**  
January 21, 2011

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 2609 S. Kedzie Avenue

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

**ACTION OF BOARD-**  
APPLICATION APPROVED

**THE VOTE**

DEC 19 2011

**CITY OF CHICAGO  
ZONING BOARD OF APPEALS**

JONATHAN SWAIN  
GIGI McCABE-MIELE  
DEMETRI KONSTANTELOS  
LORI HEALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

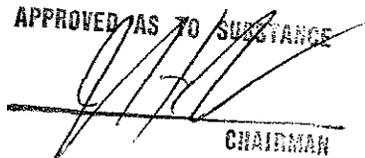
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 21, 2011, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 6, 2011; 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 drive through facility to serve a fast food restaurant; the testimony of the appraiser was that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Housing and Economic Development recommends approval of the proposed drive-through, provided the development is constructed consistent with the layout represented on the site and landscape drawings prepared by Watermark Engineering Resources, dated January 12, 2011; and with the layout and design represented on the elevation drawings prepared by Lingle Design Group, dated November 23, 2010 and the "Non-Drive-Thru Side Elevation" drawing prepared by Restaurant Development for the proposed McDonald's Restaurant in Reading, Pennsylvania.

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:** Raul De Lira **CAL NO.:** 24-11-Z

**APPEARANCE FOR:** Thomas Moore **MINUTES OF MEETING:**  
January 21, 2011

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 1659 W. Ohio Street

**NATURE OF REQUEST:** Application for a variation under Chapter 17 of the Zoning Ordinance for the approval of a proposed open stair whose side setback shall be reduced from 2'-0 to zero for access into the rear non-conforming principal 2 dwelling unit building.

**ACTION OF BOARD-  
VARIATION GRANTED**

**THE VOTE**

**DEC 19 2011**

**CITY OF CHICAGO  
ZONING BOARD OF APPEALS**

JONATHAN SWAIN  
GIGI McCABE-MIELE  
DEMETRI KONSTANTELOS  
LORI HEALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

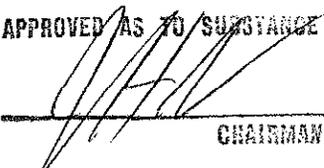
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 21, 2011, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on January 6, 2011 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 open stair whose side setback shall be reduced from 2'-0 to zero for access into the rear non-conforming principal 2 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**  
  
\_\_\_\_\_  
**CHAIRMAN**

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

**APPLICANT:** Artesian Capital, LLC **CAL NO.:** 25-11-Z  
**APPEARANCE FOR:** Gary Wigoda **MINUTES OF MEETING:**  
January 21, 2011  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 715 W. 47th Place

**NATURE OF REQUEST:** Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to increase the floor area ratio by not more than 15% of the pre-existing floor area of 3,134 square feet and to exceed the maximum height of 30' to 31'-10", to reduce the east setback to zero, the west setback to 10" for the continuation of a dormer addition to the existing 4 dwelling unit building.

**ACTION OF BOARD-  
VARIATION GRANTED**

**THE VOTE**

**DEC 19 2011**

**CITY OF CHICAGO  
ZONING BOARD OF APPEALS**

JONATHAN SWAIN  
GIGI McCABE-MIELE  
DEMETRI KONSTANTELOS  
LORI HEALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

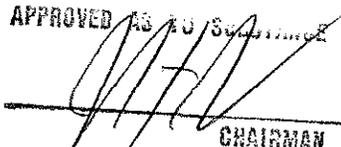
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 21, 2011, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on January 6, 2011 and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to increase the floor area ratio by not more than 15% of the pre-existing floor area of 3,134 square feet and to exceed the maximum height to 31'-10", to reduce east setback to zero, the west setback to 10" for the continuation of a dormer addition to the existing 4 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  
  
 \_\_\_\_\_  
 CHAIRMAN

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

**APPLICANT:** 3923-27 N. Clarendon Inc. **CAL NO.:** 26-11-Z  
**APPEARANCE FOR:** James J. Banks **MINUTES OF MEETING:**  
 January 21, 2011  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 3925 N. Clarendon Avenue

**NATURE OF REQUEST:** Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the minimum lot area from the required 6,000 square feet to 5,661.1 square feet and to reduce the south setback from 2.64' to zero for a 4 story 6 dwelling unit mixed use building.

**ACTION OF BOARD-**  
**VARIATION GRANTED**

**THE VOTE**

**DEC 19 2011**

**CITY OF CHICAGO  
 ZONING BOARD OF APPEALS**

JONATHAN SWAIN  
 GIGI McCABE-MIELE  
 DEMETRI KONSTANTELOS  
 LORI HEALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

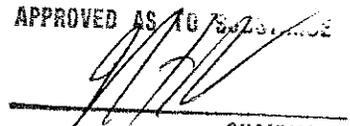
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 21, 2011, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on January 6, 2011 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 minimum lot area from the required 6,000 square feet to 5,661.1 square feet and to reduce the south setback to zero for a 4 story 6 dwelling unit mixed use 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 ACCURACY  
  
 CHAIRMAN

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

**APPLICANT:** 3923-27 Clarendon Inc.

**CAL NO.:** 27-11-S

**APPEARANCE FOR:** James J. Banks

**MINUTES OF MEETING:**  
January 21, 2011

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 3927 N. Clarendon Avenue

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

**ACTION OF BOARD-**  
**APPLICATION APPROVED**

**DEC 19 2011**

**CITY OF CHICAGO**  
**ZONING BOARD OF APPEALS**

**THE VOTE**

JONATHAN SWAIN  
GIGI McCABE-MIELE  
DEMETRI KONSTANTELOS  
LORI HEALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

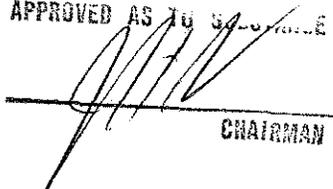
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 21, 2011, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 6, 2011; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a residential use below the second floor in a B3-2 zoning district; the testimony of he appraiser was that the use would not have a negative impact on the surrounding community and is in character with the surrounding neighborhood; further expert testimony was also offered that the use complies with al of the criteria as 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 Housing and Economic Development recommends approval of the ground-floor residential use.

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

APPROVED AS TO SUBSTANCE  
  
CHAIRMAN

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

APPLICANT: 3923-27 N. Clarendon Inc. CAL NO.: 28-11-Z

APPEARANCE FOR: James J. Banks MINUTES OF MEETING:

January 21, 2011

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3927 N. Clarendon Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval of the establishment of to reduce the minimum lot area from 6,000 square feet to 5666.1 square feet for a six dwelling unit building.

ACTION OF BOARD- VARIATION GRANTED

DEC 19 2011

CITY OF CHICAGO ZONING BOARD OF APPEALS

THE VOTE

JONATHAN SWAIN
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
LORI HEALEY

Table with 3 columns: AFFIRMATIVE, NEGATIVE, ABSENT. Rows for Jonathan Swain, Gigi McCabe-Miele, Demetri Konstantelos, and Lori Healey, all with 'X' in the Affirmative column.

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 21, 2011, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on January 6, 2011 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 in Cal. No. 27-11-S to establish residential use below the second floor; the applicant shall now be permitted to reduce the minimum lot area to 5,666.1 square feet for a six 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
[Signature]
CHAIRMAN

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

APPLICANT:

Avondale SLF, LLC

CAL NO.: 29-11-S

APPEARANCE FOR:

MINUTES OF MEETING:

January 21, 2011

APPEARANCE AGAINST:

PREMISES AFFECTED:

2000-08 N. Whipple Street / 3038-44 W. Armitage Avenue

NATURE OF REQUEST: Application for a special Use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a proposed six story elderly housing building.

ACTION OF BOARD-

CASE CONTINUED TO APRIL 15, 2011

THE VOTE

DEC 19 2011

CITY OF CHICAGO  
ZONING BOARD OF APPEALS

JONATHAN SWAIN

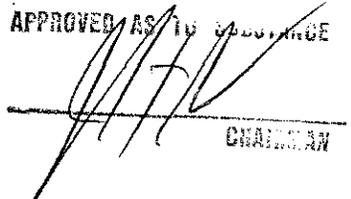
GIGI McCABE-MIELE

DEMETRI KONSTANTELOS

LORI HEALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

APPROVED AS TO APPEARANCE



CHAIRMAN

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

APPLICANT:

Avondale SLF, LLC

CAL NO.: 30-11-Z

APPEARANCE FOR:

MINUTES OF MEETING:

January 21, 2011

APPEARANCE AGAINST:

PREMISES AFFECTED: 2000-08 N. Whipple Street / 3038-44 W. Armitage Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the rear yard setback from 30' to zero, to eliminate the one required loading berth and to reduce the required parking spaces from thirty to twenty-four, for a six story elderly housing building.

ACTION OF BOARD-

CASE CONTINUED TO APRIL 15, 2011

THE VOTE

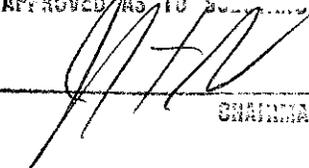
DEC 19 2011

CITY OF CHICAGO  
ZONING BOARD OF APPEALS

JONATHAN SWAIN  
GIGI McCABE-MIELE  
DEMETRI KONSTANTELOS  
LORI HEALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

APPROVED AS TO

  
CHAIRMAN

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

APPLICANT: Avondale SLF, LLC

CAL NO.: 31-11-S

APPEARANCE FOR:

MINUTES OF MEETING:

January 21, 2011

APPEARANCE AGAINST:

PREMISES AFFECTED: 3059-61 W. Armitage Avenue

NATURE OF REQUEST: Application for a Special Use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a proposed required accessory parking lot to serve a proposed elderly housing building at 2000-08 N. Whipple/ 3038-44 w. Armitage Avenue

ACTION OF BOARD-  
CASE CONTINUED TO APRIL 15, 2011

THE VOTE

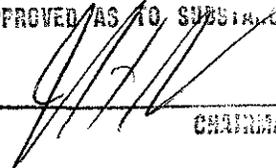
DEC 19 2011

CITY OF CHICAGO  
ZONING BOARD OF APPEALS

JONATHAN SWAIN  
GIGI McCABE-MIELE  
DEMETRI KONSTANTELOS  
LORI HEALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE

  
CHAIRMAN

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

**APPLICANT:** Alon Altman **CAL NO.:** 32-11-Z  
**APPEARANCE FOR:** Mark Kupiec **MINUTES OF MEETING:**  
January 21, 2011  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 2656 W. Lithuanian Plaza Court (69th Street)

**NATURE OF REQUEST:** Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the off street parking requirement from one parking space to zero for a two story retail and five dwelling unit building to be converted to a six dwelling unit building.

**ACTION OF BOARD-**  
**VARIATION GRANTED**

DEC 19 2011

CITY OF CHICAGO  
ZONING BOARD OF APPEALS

**THE VOTE**

JONATHAN SWAIN  
GIGI McCABE-MIELE  
DEMETRI KONSTANTELOS  
LORI HEALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

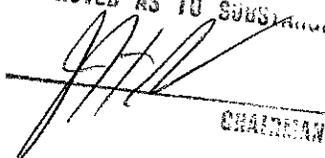
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 21, 2011, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on January 6, 2011 and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the required one parking space to zero for a two story retail and five dwelling unit building which shall be converted to a six 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  
  
CHAIRMAN

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

**APPLICANT:** Ridgeview LLC

**CAL NO.:**34-11-A

**APPEARANCE FOR:** James J. Banks

**MINUTES OF MEETING:**  
January 21, 2011

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 7634 N. Greenview Avenue

**NATURE OF REQUEST:** Application for an appeal from the decision of the office of the Zoning Administrator in refusing to permit the establishment of eight dwelling units at this location.

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

**THE VOTE**

**DEC 19 2011**

**CITY OF CHICAGO  
ZONING BOARD OF APPEALS**

JONATHAN SWAIN  
GIGI McCABE-MIELE  
DEMETRI KONSTANTELOS  
LORI HEALEY

AFFIRMATIVE	NEGATIVE	ABSENT
		X
X		
X		
X		

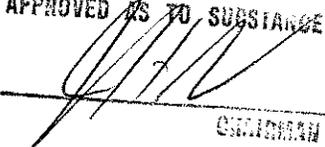
**THE RESOLUTION:**

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 January 21, 2011; and

WHEREAS, the district maps show that the premises is located in an RT-4 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 it is their belief that the building in question contains eight legal dwelling units and not seven as determined by the Department of Zoning and Land Use Planning. The applicant stated that the property is currently bank owned and that he is the contract purchaser. The appellant also testified that the building has been vacant for five years. He would like to renovate the building. The Department of Zoning and Land Use Planning determined that there are only seven units at the site. The appellant submitted water records and past permits which showed that there have been between six and eight units in the building. The appellant also testified that there are two units on each floor of the building and that the plumbing in each unit is consistent with the units above and below it. Jonathon Splitt, architect testified that the construction is consistent with eight original units. The Board finds that the evidence submitted is sufficient to establish eight dwelling units at this location. The decision of the Zoning Administrator is reversed. 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:** D'estee Inc. **CAL NO.:** 391-10-S  
**APPEARANCE FOR:** Same **MINUTES OF MEETING:**  
January 21, 2011  
**APPEARANCE AGAINST:** None  
**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-**  
**APPLICATION APPROVED:**

**THE VOTE**

**DEC 19 2011**

**CITY OF CHICAGO  
ZONING BOARD OF APPEALS**

JONATHAN SWAIN  
GIGI McCABE-MIELE  
DEMETRI KONSTANTELOS  
LORI HEALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

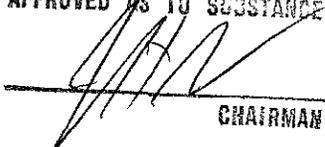
**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 21, 2011, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on November 4, 2011; and

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

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

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

**APPEARANCE FOR:** Same **MINUTES OF MEETING:**  
January 21, 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-**  
CASE CONTINUED TO FEBRUARY 18, 2011

**THE VOTE**

JONATHAN SWAIN  
GIGI McCABE-MIELE  
DEMETRI KONSTANTELOS  
LORI HEALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

**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:  
January 21, 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-  
WITHDRAWN ON MOTION OF THE APPLICANT

THE VOTE

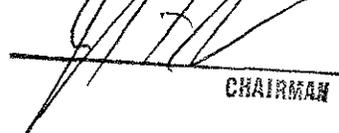
DEC 19 2011

CITY OF CHICAGO  
ZONING BOARD OF APPEALS

JONATHAN SWAIN  
GIGI McCABE-MIELE  
DEMETRI KONSTANTELOS  
LORI HEALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE

  
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:  
January 21, 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 APRIL 15, 2011

THE VOTE

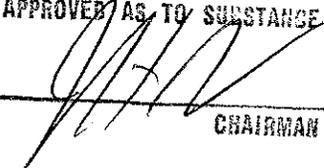
DEC 19 2011

CITY OF CHICAGO  
ZONING BOARD OF APPEALS

JONATHAN SWAIN  
GIGI McCABE-MIELE  
DEMETRI KONSTANTELOS  
LORI HEALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE

  
CHAIRMAN

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

APPLICANT: The Salvation Army, an Illinois Corporation

CAL NO.: 427-10-Z

APPEARANCE FOR:

MINUTES OF MEETING:

January 21, 2011

APPEARANCE AGAINST:

PREMISES AFFECTED: 20 S. Campbell Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance to reduce the south setback on a reverse corner lot from 7.5' to zero in order to allow a 8' high fence and a 12' high wrought iron gate.

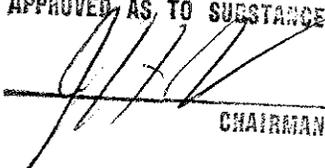
ACTION OF BOARD-  
DISMISSED FOR WANT OF PROSECUTION

THE VOTE

DEC 19 2011  
CITY OF CHICAGO  
ZONING BOARD OF APPEALS

JONATHAN SWAIN  
GIGI McCABE-MIELE  
LORI HEALEY  
DEMETRI KONSTANTELOS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE  
  
CHAIRMAN

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

APPLICANT: The Salvation Army, an Illinois Corporation

CAL NO.: 428-10-S

APPEARANCE FOR:

MINUTES OF MEETING:

January 21, 2011

APPEARANCE AGAINST:

PREMISES AFFECTED: 2525 W. Madison 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 required accessory parking lot to serve a community center at 20 S. Campbell Avenue

ACTION OF BOARD-  
DISMISSED FOR WANT OF PROSECUTION

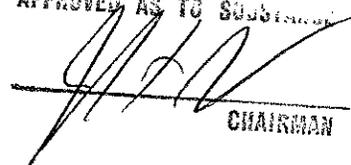
THE VOTE

DEC 19 2011

CITY OF CHICAGO  
ZONING BOARD OF APPEALS

JONATHAN SWAIN  
GIGI McCABE-MIELE  
LORI HEALEY  
DEMETRI KONSTANTELOS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE  
  
CHAIRMAN

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

APPLICANT: James Wisman

CAL NO.: 430-10-A

APPEARANCE FOR:

MINUTES OF MEETING:

January 21, 2011

APPEARANCE AGAINST:

PREMISES AFFECTED: 2465 N. Geneva Terrace

NATURE OF REQUEST: Application for an objector's appeal from the granting of an administrative adjustment b the office of the Zoning Administrator.

ACTION OF BOARD-  
WITHDRAWN ON MOTION OF THE APPLICANT

THE VOTE

DEC 19 2011

CITY OF CHICAGO  
ZONING BOARD OF APPEALS

JONATHAN SWAIN  
GIGI McCABE-MIELE  
LORI HEALEY  
DEMETRI KONSTANTELOS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE

  
CHAIRMAN

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

**APPLICANT:** Antonio Sanchez **CAL NO.:** 435-10-Z  
**APPEARANCE FOR:** Same **MINUTES OF MEETING:**  
January 21, 2011  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 2301 S. Homan / 3349 W. 23rd Street

**NATURE OF REQUEST:** Application for a variation to permit the expansion of the non-conforming front building removing the first floor dwelling unit and converting it to storage for the retail store, and to reduce the required rear open space from 252.68 square feet to zero, also to reduce the south setback from the required 3.14' to 2'-6", to permit a front open porch to the rear 2 dwelling unit building.

**ACTION OF BOARD-  
VARIATION GRANTED**

**THE VOTE**

**DEC 19 2011**

**CITY OF CHICAGO  
ZONING BOARD OF APPEALS**

JONATHAN SWAIN  
GIGI McCABE-MIELE  
LORI HEALEY  
DEMETRI KONSTANTELOS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

**THE RESOLUTION:**

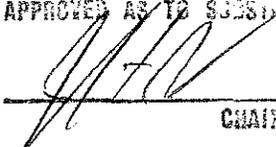
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 21, 2011, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on December 1, 2010 and

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 expand the existing non-conforming front building by removing the first floor dwelling unit and converting it to storage for the retail store, and to reduce the required rear yard open space from 252.68 square feet to zero, also to reduce the south setback to 2'-6", to permit a front open porch to the rear 2 dwelling unit building; there will be a total of two dwelling units at this location; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

  
 \_\_\_\_\_  
 CHAIRMAN

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

**APPLICANT:** Chicago Math and Science Academy **CAL NO.:** 447-10-Z

**APPEARANCE FOR:** James J. Banks **MINUTES OF MEETING:**  
January 21, 2011

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 7212-7306 N. Clark Street

**NATURE OF REQUEST:** Application for a variation under Chapter 17 of the Zoning Ordinance to reduce the rear setback from 50' to zero for a proposed 1 story high addition to the existing 1 story school building.

**ACTION OF BOARD-  
VARIATION GRANTED**

**THE VOTE**

**DEC 19 2011**

**CITY OF CHICAGO  
ZONING BOARD OF APPEALS**

JONATHAN SWAIN  
GIGI McCABE-MIELE  
LORI HEALEY  
DEMETRI KONSTANTELOS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		

**THE RESOLUTION:**

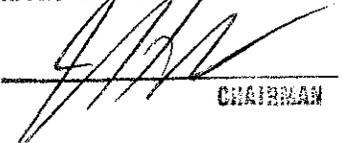
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 21, 2011, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on December 4, 2010 and

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 setback to zero in order to construct a one story high addition to the existing one-story school 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**

  
\_\_\_\_\_  
**CHAIRMAN**