

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

APPLICANT: Pamper Me Up Kiddee Spa Salon.
 & Party Palace, Ltd
APPEARANCE FOR: Jeremy Bell
APPEARANCE AGAINST: None
PREMISES AFFECTED: 8006 S. Western Avenue

CAL NO.: 03-11-S
MINUTES OF MEETING:
 February 18, 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.

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		

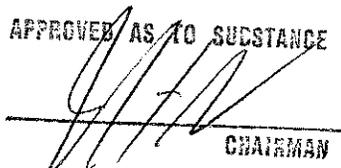
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 18, 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; 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 expert 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 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: Illinois Association of Seventh-Day Adventists CAL NO.: 09-11-S

APPEARANCE FOR: MINUTES OF MEETING:
February 18, 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 MARCH 18, 2011

THE VOTE

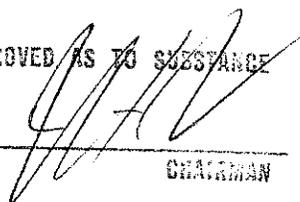
DEC 19 2011

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
LORI HEALEY

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

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: James J. Banks **MINUTES OF MEETING:**
February 18, 2011

APPEARANCE AGAINST: None

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 30' to 20.34', the east and west setback from 2' to zero, the rear yard open space from 110 square to 66 square feet, and to increase the existing floor area by 558 square feet which is not more than 15% of the existing 3,740 square feet for an enclosed breezeway and a rear 2nd floor addition.

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		

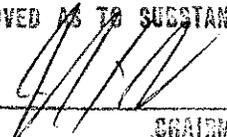
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 18, 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 he purchased the property which is a row house and all of the work will be completed at the rear of the building; the applicant stated that the proposed addition would follow the side setbacks of the existing building; the applicant also testified that the proposed breezeway would be located next to a neighboring 6 foot high brick wall and would therefore not have an impact on his immediate neighbor; the applicant shall be permitted to reduce the rear setback to 20.34', the east and west setback from to zero, the rear yard open space from to 66 square feet, and to increase the existing floor area by 558 square feet which is not more than 15% of the existing 3,740 square feet for an enclosed breezeway and a rear 2nd floor addition; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Christopher Brink CAL NO.: 35-11-Z
APPEARANCE FOR: Thomas Moore MINUTES OF MEETING: February 18, 2011
APPEARANCE AGAINST: None
PREMISES AFFECTED: 3850 N. Springfield Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval reduce the required west (front) setback from the required 20' to 7.68' and 4.27', the east (front) setback from the required 20' to 18.37', the southwest side setback to 2.2' and the front west property line from the required 20' to 4.27' to the garage door for a proposed attached garage to an existing single family residence.

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

Table with 3 columns: AFFIRMATIVE, NEGATIVE, ABSENT. Rows show votes for Jonathan Swain, Gigi McCabe-Miele, Lori Healey, and Demetri Konstantelos.

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 18, 2011, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on February 3, 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 west (front) setback to 7.68' and 4.27', the east (front) setback to 18.37', the southwest side setback to 2.2' and the front west property line to 4.27' to the garage door for a proposed attached garage to an existing single family residence. 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:

Gerardo Lopez

CAL NO.: 36-11-S

APPEARANCE FOR:

MINUTES OF MEETING:

February 18, 2011

APPEARANCE AGAINST:

PREMISES AFFECTED:

3449 W. 59th 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-

CASE CONTINUED TO MARCH 18, 2011

THE VOTE

AFFIRMATIVE NEGATIVE ABSENT

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

JONATHAN SWAIN

GIGI McCABE-MIELE

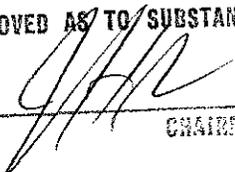
LORI HEALEY

DEMETRI KONSTANTELOS

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: Ruben M. Zavala CAL NO.: 37-11-S

APPEARANCE FOR: James Augustyn MINUTES OF MEETING:

February 18, 2011

APPEARANCE AGAINST: None

PREMISES AFFECTED: 4039 W. 63rd Street

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

ACTION OF BOARD- APPLICATION APPROVED

THE VOTE

DEC 19 2011

CITY OF CHICAGO ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
LORI HEALEY
DEMETRI KONSTANTELOS

Table with 3 columns: AFFIRMATIVE, NEGATIVE, ABSENT. Rows show votes for Jonathan Swain, Gigi McCabe-Miele, Lori Healey, and Demetri Konstantelos.

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 18, 2011, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on February 3, 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 nail salon at this location; 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 offered that the use complies with the criteria as 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 nail salon.

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

APPROVED AS TO SUBSTANCE

Signature of Chairman

CHAIRMAN

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

APPLICANT: Change Beauty Salon **CAL NO.:** 38-11-S
APPEARANCE FOR: Same **MINUTES OF MEETING:**
February 18, 2011
APPEARANCE AGAINST: None
PREMISES AFFECTED: 7520 S. Cottage Grove Avenue

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

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

DEC 19 2011

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

JONATHAN SWAIN
GIGI McCABE-MIELE
LORI HEALEY
DEMETRI KONSTANTELOS

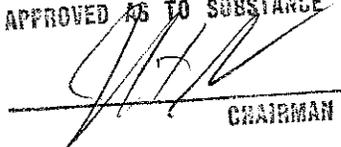
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 18, 2011, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on February 3, 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 nail / beauty salon at this location; 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 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 beauty / nail salon.

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

APPROVED AS TO SUBSTANCE

 CHAIRMAN

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

APPLICANT: Alvaro Salon CAL NO.: 39-11-S
APPEARANCE FOR: Alvaro Carranza MINUTES OF MEETING:
February 18, 2011
APPEARANCE AGAINST: None
PREMISES AFFECTED: 5231 S. 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 beauty salon.

ACTION OF BOARD-
APPLICATION APPROVED

DEC 19 2011

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
LORI HEALEY
DEMETRI KONSTANTELOS

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

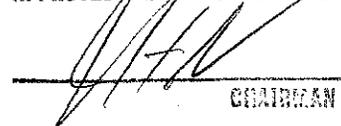
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 18, 2011, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on February 3, 2011; and

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; 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 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 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: Takada Dixon Epps

CAL NO.: 40-11-S

APPEARANCE FOR:

MINUTES OF MEETING:

February 18, 2011

APPEARANCE AGAINST:

PREMISES AFFECTED: 7321 S. Halsted 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 barber shop.

ACTION OF BOARD-
CASE CONTINUED TO MARCH 18, 2011

DEC 19 2011

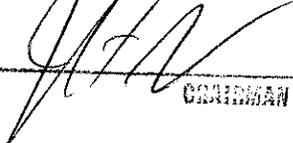
CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
LORI HEALEY
DEMETRI KONSTANTELOS

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Kedzie Grocery Inc. **CAL NO.:** 41-11-S
APPEARANCE FOR: Same **MINUTES OF MEETING:**
 February 18, 2011
APPEARANCE AGAINST: None
PREMISES AFFECTED: 39 N. 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 hair braiding/ barber shop.

ACTION OF BOARD-
APPLICATION APPROVED

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:

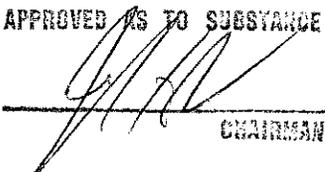
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 18, 2011, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on February 3, 2011; and

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 hair braiding / barber shop; testimony was offered 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 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 hair braiding / barber shop.

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

APPROVED AS TO SUBSTANCE


 CHAIRMAN

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

APPLICANT: Za Za Zoo Nail Salon Inc. CAL NO.: 42-11-S

APPEARANCE FOR: Nick Ftikas MINUTES OF MEETING: February 18, 2011

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1842 N. Damen Avenue Suite 1842- 1N

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

ACTION OF BOARD- APPLICATION APPROVED

THE VOTE

DEC 19 2011 CITY OF CHICAGO ZONING BOARD OF APPEALS

JONATHAN SWAIN GIGI McCABE-MIELE LORI HEALEY DEMETRI KONSTANTELOS

Table with 3 columns: AFFIRMATIVE, NEGATIVE, ABSENT. Rows for Jonathan Swain, Gigi McCabe-Miele, Lori Healey, and Demetri Konstantelos.

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 18, 2011, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on February 3, 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 nail salon; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; additional testimony was offered that the use 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 nail salon.

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: Massage Therapy Center Inc. CAL NO.: 43-11-S

APPEARANCE FOR: Endy Zemenides MINUTES OF MEETING:

February 18, 2011

APPEARANCE AGAINST: None

PREMISES AFFECTED: 5785 N. Milwaukee Avenue

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

ACTION OF BOARD- APPLICATION APPROVED

THE VOTE

DEC 19 2011

CITY OF CHICAGO ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
LORI HEALEY
DEMETRI KONSTANTELOS

Table with 3 columns: AFFIRMATIVE, NEGATIVE, ABSENT. Rows for Jonathan Swain, Gigi McCabe-Miele, Lori Healey, and Demetri Konstantelos, 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 February 18, 2011, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on February 3, 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; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; additional expert 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 therapeutic massage establishment, provided that the front window is not obscured, in order to allow the interior waiting area to be visible from the exterior.

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: Benjamin Lewis **CAL NO.:** 44-11-S
APPEARANCE FOR: Endy Zemenides **MINUTES OF MEETING:**
February 18, 2011
APPEARANCE AGAINST: None
PREMISES AFFECTED: 1459-63 W. Irving Park Road

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the proposed expansion of an existing tattoo shop.

ACTION OF BOARD-
APPLICATION APPROVED

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		

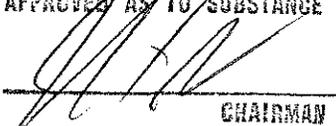
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 18, 2011, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on February 3, 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 testified that he currently operates a tattoo shop at 1459 and has been there since 1997. He wishes to expand his current operation in to the building that is next door. The testimony of the appraiser was that the use has not had a negative impact on the surrounding community and operates within the character of the neighborhood. The applicant testified that he would continue to operate his business in the current fashion and is only seeking to expand the space that the shop requires. Further expert 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 that the applicant shall be permitted to expand the existing tattoo shop. 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 expansion of the existing tattoo shop.

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

APPROVED AS TO SUBSTANCE

 CHAIRMAN

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

APPLICANT: Patio Theater LLC **CAL NO.:** 45-11-Z
APPEARANCE FOR: Demetrios Kouvalis **MINUTES OF MEETING:**
February 18, 2011
APPEARANCE AGAINST: None
PREMISES AFFECTED: 6008 W. Irving Park Road

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a public place of amusement license which is within 125' of an RS-3 zoning district for a proposed movie theater.

**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		

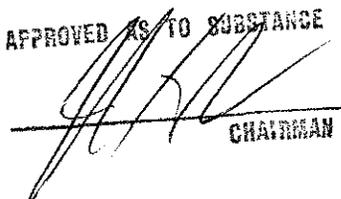
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 18, 2011, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on February 3, 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 is currently in the process of restoring the existing movie theater. The Board will permit the applicant to establish a public place of amusement license for a movie theater which is located within 125' of a residential district; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Reach Out Community Center CAL NO.: 46-11-S

APPEARANCE FOR: Mark Kupiec MINUTES OF MEETING:

February 18, 2011

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2243-47 S. Troy Street

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

ACTION OF BOARD- APPLICATION APPROVED

DEC 19 2011

CITY OF CHICAGO ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
LORI HEALEY
DEMETRI KONSTANTELOS

THE VOTE

Table with 3 columns: AFFIRMATIVE, NEGATIVE, ABSENT. Rows for Jonathan Swain, Gigi McCabe-Miele, Lori Healey, and Demetri Konstantelos, 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 February 18, 2011, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on February 3, 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 community center 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 the criteria as 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 community center provided it is constructed consistent with the layout and design represented on the site and floor plan drawings prepared by Vari Architects, dated September 17, 2009.

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

APPROVED AS TO SUBSTANCE

Handwritten signature over a line, with the word CHAIRMAN printed below.

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

APPLICANT: Bridging the Gap Communal Living **CAL NO.:** 47-11-S

APPEARANCE FOR: Tanya Lee **MINUTES OF MEETING:**

February 18, 2011

APPEARANCE AGAINST: None

PREMISES AFFECTED: 6334 S. Normal Boulevard

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

ACTION OF BOARD-
APPLICATION APPROVED

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		

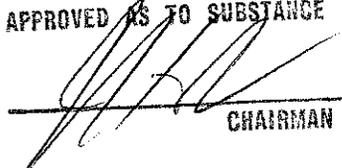
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 18, 2011, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on February 3, 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 transitional residence that would offer services to adult women; expert testimony was offered that the use would operate in a manner that would not have a negative impact on the surrounding community and would be in character with the 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 transitional residence, provided that there are no more than ten clients residing at this facility and that the clients are limited to adult women.

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: 5146 Clark LLC CAL NO.: 48-11-S

APPEARANCE FOR: Paul Kolpak MINUTES OF MEETING:

February 18, 2011

APPEARANCE AGAINST: None

PREMISES AFFECTED: 5146-48 N. Clark Street

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a proposed expansion of an existing tavern.

ACTION OF BOARD- APPLICATION APPROVED

DEC 19 2011

CITY OF CHICAGO ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
LORI HEALEY
DEMETRI KONSTANTELOS

THE VOTE

Table with 3 columns: AFFIRMATIVE, NEGATIVE, ABSENT. Rows for Jonathan Swain, Gigi McCabe-Miele, Lori Healey, and Demetri Konstantelos, 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 February 18, 2011, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on February 3, 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 tavern. Expert testimony was offered that the use would not have a negative impact on the surrounding community and would be operated in a fashion that was consistent with the character of the neighborhood; further testimony was offered that the use complies with the criteria for the granting of a special use as set forth by the code; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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

APPROVED AS TO SUBSTANCE [Signature] CHAIRMAN

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

APPLICANT: Sung Kyu Kang CAL NO.: 49-11-S
APPEARANCE FOR: Paul Kolpak MINUTES OF MEETING:
February 18, 2011
APPEARANCE AGAINST: None
PREMISES AFFECTED: 3523 W. Lawrence Avenue

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of the proposed expansion of an existing liquor store.

ACTION OF BOARD-
APPLICATION APPROVED

DEC 19 2011

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
LORI HEALEY
DEMETRI KONSTANTELOS

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

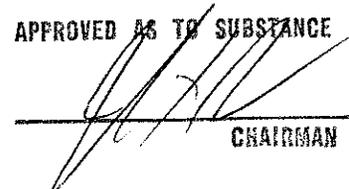
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 18, 2011, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on February 3, 2011; and

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 liquor store at this location; expert testimony was offered that the use is existing and will continue to operate in a fashion that would be consistent with the surrounding community and is in character with the 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 liquor store expansion.

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: Leonard Vihnanek CAL NO.: 50-11-Z
APPEARANCE FOR: Jacob Jones MINUTES OF MEETING: February 18, 2011
APPEARANCE AGAINST: None
PREMISES AFFECTED: 2544-46 W. Washington Boulevard

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval of the establishment of to reduce the required rear yard open space from 344.22 square feet to zero for a 3 story rear open porch and to reduce the required rear setback from 30' to zero to permit a proposed 10' high security fence.

ACTION OF BOARD- VARIATION GRANTED

THE VOTE

Table with 3 columns: AFFIRMATIVE, NEGATIVE, ABSENT. Rows for JONATHAN SWAIN, GIGI McCABE-MIELE, LORI HEALEY, DEMETRI KONSTANTELOS.

DEC 19 2011

CITY OF CHICAGO ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
LORI HEALEY
DEMETRI KONSTANTELOS

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 18, 2011, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on February 3, 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 the porch and gate are existing and that the request is to legalize the existing structures. The applicant stated that the height of the fence is needed for security purposes; the Board will permit the applicant to reduce the required rear yard open space to zero for a 3 story rear open porch and to reduce the required rear setback to zero to permit a 10' high security fence; 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: Mark Scanlan CAL NO.: 51-11-Z
APPEARANCE FOR: Same MINUTES OF MEETING: February 18, 2011
APPEARANCE AGAINST: None
PREMISES AFFECTED: 3011 N. Racine Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the combined side yards from 4.8' to 3'-5" with a 1'-2" north setback and to exceed the existing floor area by not more than 15% of the floor area that has existed for more than 50 years for a proposed rear 2 story addition with an open deck.

ACTION OF BOARD- VARIATION GRANTED

DEC 19 2011

CITY OF CHICAGO ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
LORI HEALEY
DEMETRI KONSTANTELOS

THE VOTE

Table with 3 columns: AFFIRMATIVE, NEGATIVE, ABSENT. Rows show 4 affirmative votes (X) and 0 negative or absent votes.

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 18, 2011, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on February 3, 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 combined side yards to 3'-5" with a 1'-2" north setback and to exceed the existing floor area by not more than 15% of the floor area that has existed for more than 50 years for the proposed rear 2 story addition with an open deck; 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: Louis & Melissa Haase **CAL NO.:** 52-11-Z
APPEARANCE FOR: Thomas Moore **MINUTES OF MEETING:**
 February 18, 2011
APPEARANCE AGAINST: None
PREMISES AFFECTED: 2013 W. Huron Street

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to increase the height from 30' to 33' and to exceed the floor area ratio by not more than 15% (436 square feet) of the pre-existing 2,906.72 square feet for a 3 dwelling unit building.

**ACTION OF BOARD-
 VARIATION GRANTED**

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

JONATHAN SWAIN
 GIGI McCABE-MIELE
 LORI HEALEY
 DEMETRI KONSTANTELOS

DEC 19 2011

**CITY OF CHICAGO
 ZONING BOARD OF APPEALS**

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 18, 2011, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on February 3, 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 height to 33' and to exceed the floor area ratio by not more than 15% (436 square feet) of the pre-existing 2,906.72 square feet for a 3 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: Frank Michalski **CAL NO.:** 53-11-Z
APPEARANCE FOR: Same **MINUTES OF MEETING:**
February 18, 2011
APPEARANCE AGAINST: None
PREMISES AFFECTED: 3504 W. Wrightwood Avenue

NATURE OF REQUEST: Application for a Variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the west setback to 6 ¼" (east setback to remain at 2.95'), the combined setback shall be reduce from the required 5' to 3.4' and to exceed the floor area by not more than 15% (217 square feet) with a third floor addition.

ACTION OF BOARD-
VARIATION GRANTED

DEC 19 2011
CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
 GIGI McCABE-MIELE
 LORI HEALEY
 DEMETRI KONSTANTELOS

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

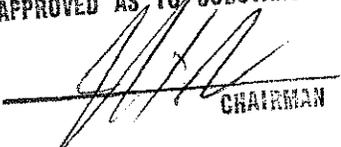
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 18, 2011, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on February 3, 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 west setback to 6 ¼" (east setback to remain at 2.95'), the combined setback shall be reduce from the required to 3.4' and to exceed the floor area by not more than 15% (217 square feet) with a third floor addition; 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: Tom Sosnoff **CAL NO.:** 54-11-Z
APPEARANCE FOR: Seth Kaplan **MINUTES OF MEETING:**
February 18, 2011
APPEARANCE AGAINST: None
PREMISES AFFECTED: 3845 N. Ravenswood Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the total side setback from the required 10' to zero and to reduce the rear yard from the required 30.28' to zero to construct an 8'-2½" masonry wall.

**ACTION OF BOARD-
VARIATION GRANTED**

DEC 19 2011

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

JONATHAN SWAIN
GIGI McCABE-MIELE
LORI HEALEY
DEMETRI KONSTANTELOS

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

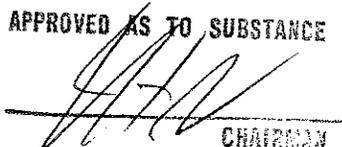
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 18, 2011, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on February 3, 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 side setback to zero and to reduce the rear yard to zero to construct a masonry wall. The total height of the wall may not exceed 8'; 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: 2034 Superior, LLC CAL NO.: 55-11-Z

APPEARANCE FOR: James J. Banks MINUTES OF MEETING:

February 18, 2011

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2034 W. Superior Street

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the front setback from the required 20' to 1' for a proposed 2 car garage with access to a new driveway on W. Lee Place for a proposed single family home.

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

Table with 3 columns: AFFIRMATIVE, NEGATIVE, ABSENT. Rows show 'X' marks for affirmative votes.

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 18, 2011, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on February 3, 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 front setback to 1' for a proposed 2 car garage with access to a new driveway on W. Lee Place for a proposed single family home; 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:

Signature Bank

CAL NO.: 56-11-Z

APPEARANCE FOR:

MINUTES OF MEETING:

February 18, 2011

APPEARANCE AGAINST:

PREMISES AFFECTED:

6330-6420 N. Northwest Highway

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of establish an accessory drive through to serve an existing bank.

ACTION OF BOARD-

CASE CONTINUED TO MARCH 18, 2011

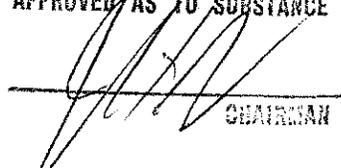
THE VOTE

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: Bank of America **CAL NO.:** 57-11-S
APPEARANCE FOR: Endy Zemenides **MINUTES OF MEETING:**
February 18, 2011
APPEARANCE AGAINST: None
PREMISES AFFECTED: 5601 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 3 lane drive-through and one by-pass lane to serve a proposed bank.

ACTION OF BOARD-
APPLICATION APPROVED

DEC 19 2011

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

JONATHAN SWAIN
GIGI McCABE-MIELE
LORI HEALEY
DEMETRI KONSTANTELOS

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
RECUSED		
X		
X		

THE RESOLUTION:

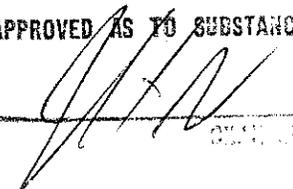
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 18, 2011, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on February 3, 2011; and

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 3 lane drive-through and one by-pass lane to serve a proposed bank; expert 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 drive-through facility, provided the development is constructed consistent with the layout and design represented on the site plan and elevation drawings prepared by Charles Vincent George Design Group, Inc., dated February 17, 2011, and that the landscaping and fencing are installed in compliance with the Chicago Landscape Ordinance.

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

APPROVED AS TO SUBSTANCE



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

APPLICANT: Hyde Park University Bible Fellowship CAL NO.: 58-11-S

APPEARANCE FOR: James J. Banks MINUTES OF MEETING: February 18, 2011

APPEARANCE AGAINST: None

PREMISES AFFECTED: 5454 S. Everett Avenue

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a proposed accessory off-site parking lot to serve a religious assembly at 5407 S. Hyde Park Boulevard,

ACTION OF BOARD- APPLICATION APPROVED

DEC 19 2011

CITY OF CHICAGO ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
LORI HEALEY
DEMETRI KONSTANTELOS

THE VOTE

Table with 3 columns: AFFIRMATIVE, NEGATIVE, ABSENT. Rows show votes for Jonathan Swain, Gigi McCabe-Miele, Lori Healey, and Demetri Konstantelos.

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 18, 2011, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on February 3, 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 accessory off-site parking lot to serve a religious assembly at 5407 S. Hyde Park Boulevard. Expert testimony was offered that the use would not have a negative impact on the surrounding community and that it is in character with the 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 accessory, off-site parking space, provided that the space is clearly striped and indicated it is for the sole use of the Hyde Park University Bible Fellowship.

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: Sodagar Business, Inc. **CAL NO.:** 59-11-S

APPEARANCE FOR: Mark Kupiec **MINUTES OF MEETING:**
February 18, 2011

APPEARANCE AGAINST: None

PREMISES AFFECTED: 954 N. Western Avenue / 2405 W. Augusta Boulevard

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a proposed one-story mini-mart to serve an existing gasoline station.

ACTION OF BOARD-
APPLICATION APPROVED

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		

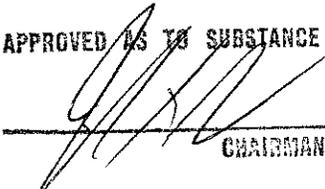
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 18, 2011, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on February 3, 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 one-story mini-mart to serve an existing gasoline station; 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 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 mini-mart to serve the existing gasoline station, provided the development is constructed consistent with the layout and design represented on the site plan, landscape and elevation drawings prepared by Nick Scarlatis & Associates Ltd., dated February 17, 2011.

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: Mansoor Lakhani **CAL NO.:** 60-11-S
APPEARANCE FOR: John Pikarski **MINUTES OF MEETING:**
 February 18, 2011
APPEARANCE AGAINST: None
PREMISES AFFECTED: 750 N. Wells Street / 201 W. Chicago Avenue

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of to continue the use of an existing gasoline station with 10 pumps and a proposed 2,860 square foot retail building.

ACTION OF BOARD-
 APPLICATION APPROVED

DEC 19 2011

**CITY OF CHICAGO
 ZONING BOARD OF APPEALS**

JONATHAN SWAIN
 GIGI McCABE-MIELE
 LORI HEALEY
 DEMETRI KONSTANTELOS

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

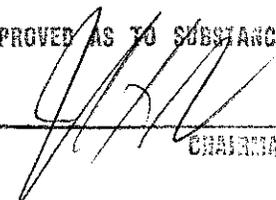
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 18, 2011, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on February 3, 2011; and

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 continue the use of the existing gas station which will have 10 pumps and a 2,860 square foot retail building; 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 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 mini-mart to serve the existing gasoline station, provided the development is constructed consistent with the layout and design represented on the site plan, landscape and elevation drawings prepared by Barker / Nestor Architecture and Design, dated February 17, 2011.

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: Floyd's 99 - Illinois, LLC **CAL NO.:** 61-11-S
APPEARANCE FOR: Danielle Cassel **MINUTES OF MEETING:**
February 18, 2011
APPEARANCE AGAINST: None
PREMISES AFFECTED: 1401 W. Irving Park Road

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

ACTION OF BOARD-
APPLICATION APPROVED

DEC 19 2011

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
LORI HEALEY
DEMETRI KONSTANTELOS

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
		X
X		
X		

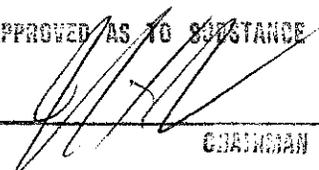
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 18, 2011, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on February 3, 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 barber shop/ beauty salon. Expert testimony was offered that the use would not have a negative impact on the community and that it is in character with the surrounding neighborhood; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Housing and Economic Development recommends approval of the proposed barber shop/ 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: Aurora Chicago Lakeshore Hospital LLC **CAL NO.:** 62-11-Z

APPEARANCE FOR: Thomas Moore **MINUTES OF MEETING:**
February 18, 2011

APPEARANCE AGAINST: None

PREMISES AFFECTED: 4700-20 N. Clarendon

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the rear yard from the required 27.30' to 17'-4" and the north setback on a reverse corner lot from the required 3.19' to zero, for a proposed 5 story addition to a proposed 60 bed hospital.

**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		

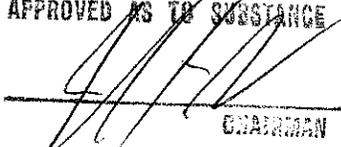
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 18, 2011, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on February 3, 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 rear yard to 17'-4" and the north setback on a reverse corner lot to zero, for a 5 story addition to a proposed 60 bed hospital; 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: Aurora Chicago Lakeshore Hospital LLC CAL NO.: 63-11-S

APPEARANCE FOR: Thomas Moore MINUTES OF MEETING: February 18, 2011

APPEARANCE AGAINST: None

PREMISES AFFECTED: 827-31 W. Leland 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 off-site accessory parking lot to serve a proposed hospital at 4700-20 N. Clarendon.

ACTION OF BOARD- APPLICATION APPROVED

THE VOTE

DEC 19 2011 CITY OF CHICAGO ZONING BOARD OF APPEALS

JONATHAN SWAIN GIGI McCABE-MIELE LORI HEALEY DEMETRI KONSTANTELOS

Table with 3 columns: AFFIRMATIVE, NEGATIVE, ABSENT. Rows show 'X' marks for Jonathan Swain, Gigi McCabe-Miele, and Lori Healey.

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 18, 2011, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on February 3, 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 required off-site accessory parking lot to serve a hospital at 4700-20 N. Clarendon; 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 off-site accessory parking lot, provided the development is constructed consistent with the layout and design represented on the site plan and landscape drawings prepared by Stephen Rankin Associates, dated February 15, 2011.

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: Aurora Chicago Lakeshore Hospital, LLC **CAL NO.:** 64-11-Z
APPEARANCE FOR: Thomas Moore **MINUTES OF MEETING:** February 18, 2011
APPEARANCE AGAINST: None
PREMISES AFFECTED: 827-31 W. Leland Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the front setback from the required 15' to 7' and to provide a 7' setback instead of 20' from the property line to prevent an obstruction of the sidewalk by parked vehicles for a required accessory off-site parking lot to serve a proposed hospital at 4700-20 N. Clarendon.

**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:

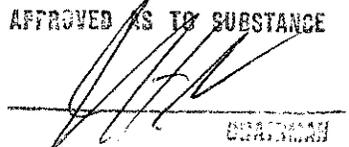
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 18, 2011, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on February 3, 2011 and

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 to establish an off-site accessory parking lot was granted in Cal. No. 63-11-S. The applicant shall now be permitted to reduce the front setback from to 7' and to provide a 7' setback from the property line to prevent an obstruction of the sidewalk by parked vehicles for a required accessory off-site parking lot to serve a proposed hospital at 4700-20 N. Clarendon; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE



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

APPLICANT: Aurora Chicago Lakeshore Hospital **CAL NO.:** 65-11-S
APPEARANCE FOR: Thomas Moore **MINUTES OF MEETING:**
 February 18, 2011
APPEARANCE AGAINST: None
PREMISES AFFECTED: 816-24 W. Leland 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 off-site parking lot to serve a proposed hospital at 4700-20 N. Clarendon.

**ACTION OF BOARD-
 APPLICATION APPROVED**

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

DEC 19 2011

**CITY OF CHICAGO
 ZONING BOARD OF APPEALS**

JONATHAN SWAIN
 GIGI McCABE-MIELE
 LORI HEALEY
 DEMETRI KONSTANTELOS

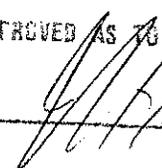
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 18, 2011, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on February 3, 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 required off-site accessory parking lot to serve a hospital at 4700-20 N. Clarendon; 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 off-site accessory parking lot, provided the development is constructed consistent with the layout and design represented on the site plan and landscape drawings prepared by Stephen Rankin Associates. dated February 15, 2011.

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: Aurora Chicago Lakeshore Hospital CAL NO.: 66-11-Z

APPEARANCE FOR: Thomas Moore

MINUTES OF MEETING:
February 18, 2011

APPEARANCE AGAINST: None

PREMISES AFFECTED: 816-24 W. Leland Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval reduce the front setback from the required 15' to 7' and to provide a 7' setback instead of 20' from the property line to prevent an obstruction of the sidewalk by parked vehicles for a required accessory off-site parking lot to serve a proposed hospital at 4700-20 N. Clarendon.

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 February 18, 2011, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on February 3, 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 to establish an off-site accessory parking lot was granted in Cal. No. 65-11-S. The applicant shall now be permitted to reduce the front setback from to 7' and to provide a 7' setback from the property line to prevent an obstruction of the sidewalk by parked vehicles for a required accessory off-site parking lot to serve a proposed hospital at 4700-20 N.Clarendon; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE

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

APPLICANT: John & Jan Kuklenski **CAL NO.:** 67-11-Z
APPEARANCE FOR: Thomas Moore **MINUTES OF MEETING:**
 February 18, 2011
APPEARANCE AGAINST: None
PREMISES AFFECTED: 1951 N. Kenmore Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the front setback from the required 12' to 6'-5", the south side setback from 2' to 0'-9 1/2" and the combined side setbacks from the required 4'-10" to 4' to allow a 3rd floor addition and replacement of an existing 2nd floor balcony

**ACTION OF BOARD-
 VARIATION GRANTED**

DEC 19 2011

**CITY OF CHICAGO
 ZONING BOARD OF APPEALS**

JONATHAN SWAIN
 GIGI McCABE-MIELE
 LORI HEALEY
 DEMETRI KONSTANTELOS

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

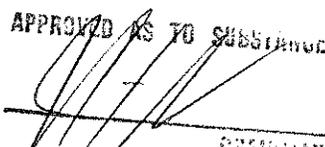
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 18, 2011, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on February 3, 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 front setback to 6'-5", the south side setback to 0'-9 1/2" and the combined side setbacks from the required to 4' to allow a 3rd floor addition and replacement of an existing 2nd floor balcony; 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

 SECRETARY

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

APPLICANT: The Public Building Commission of Chicago CAL NO.: 69-11-S

APPEARANCE FOR: Carol Stubblefield MINUTES OF MEETING:

February 18, 2011

APPEARANCE AGAINST: None

PREMISES AFFECTED: 700 S. State Street

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a proposed 7-story high school with a rooftop mechanical and stair penthouse.

ACTION OF BOARD- APPLICATION APPROVED

DEC 19 2011

CITY OF CHICAGO ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
LORI HEALEY
DEMETRI KONSTANTELOS

THE VOTE

Table with 3 columns: AFFIRMATIVE, NEGATIVE, ABSENT. Rows show affirmative votes for Jonathan Swain, Gigi McCabe-Miele, Lori Healey, and Demetri Konstantelos.

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 18, 2011, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on February 3, 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 construct a 7 story high school with a rooftop mechanical and stair penthouse; 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 the criteria as 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 high school, provided the development is constructed consistent with the layout and design represented on the site plan and landscape drawings prepared by Stephen Rankin Associates, dated February 15, 2011.

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

APPROVED AS TO SUBSTANCE [Signature] CHAIRMAN