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

APPLICANT: Illinois Association of Seventh-Day Adventists

APPEARANCE FOR:  

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 a proposed religious assembly (Church).

ACTION OF BOARD-

CASE CONTINUED TO MAY 20, 2011

THE VOTE

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JAN 23 2012

CITY OF CHICAGO
ZONING BOARD OF APPEALS

APPROVED AS TO SUBSTANCE

CHAIRMAN

Page 31 of 35 MINUTES
APPLICANT: Gerardo Lopez
APPEARANCE FOR: Same
APPEARANCE AGAINST: None
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-
APPLICATION APPROVED

THE VOTE

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 18, 2011, after due notice thereof as provided under Section 17-13-01078 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 negative impact on the surrounding community and is in character 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 beauty salon.

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued;
APPLICATION: Takada Dixon Epps

APPEARANCE FOR: Same

APPEARANCE AGAINST: None

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-
APPLICATION APPROVED

THE VOTE

JAN 23 2012

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 March 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 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 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 barber shop.

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued;
APPLICANT: Signature Bank  
CAL NO.: 56-11-Z  

APPEARANCE FOR:  
MINUTES OF MEETING: March 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 an accessory drive through to serve an existing bank.  

ACTION OF BOARD-  
CASE CONTINUED TO MAY 20, 2011  

THE VOTE  

JAN 23 2012  
CITY OF CHICAGO  
ZONING BOARD OF APPEALS  

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APPLICANT: Ciro Rossini  
CAL NO.: 68-11-S  
APPEARANCE FOR: Kate Duncan  
MINUTES OF MEETING: March 18, 2011  
APPEARANCE AGAINST: None  
PREMISES AFFECTED: 701 S. Clark Street  

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a proposed non-accessory parking lot located outside the central area parking district.  

ACTION OF BOARD—APPLICATION APPROVED  

THE VOTE  

JAN 2 3 2012  
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 March 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 non-accessory parking lot which shall be located outside the central area parking district; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore  

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Housing and Economic Development recommends approval of the proposed non-accessory parking lot, provided the applicant constructs the parking lot to be in full compliance with the Chicago Landscape Ordinance.  

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

Page 35 of 35 MINUTES
APPLICANT: Bridget Dougherty

APPEARANCE FOR: Thomas Moore

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1928 N. Halsted Street #1

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

ACTION OF BOARD - APPLICATION APPROVED

THE VOTE

JAN 23 2012
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 March 18, 2011, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on March 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 vacation rental unit. 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 at his 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 vacation rental unit provided the applicant restricts the check-in/check-out times to no later than 9 p.m.

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

APPEARANCE FOR: Thomas Moore

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1928 N. Halsted Street #2

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

ACTION OF BOARD- APPLICATION APPROVED

THE VOTE

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THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 18, 2011, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on March 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 vacation rental unit. 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 at his 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 vacation rental unit provided the applicant restricts the check-in/ checkout times to no later than 9 p.m.

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued;
ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Almissa LLC

APPEARANCE FOR: Saw San Semoon

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1217 W. Wilson Avenue 1st floor

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

JAN 23 2012
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 March 18, 2011, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on March 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/nail salon at this location; the testimony of the appraiser was that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further testimony was offered that the use complies with 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

Page 7 of 35 MINUTES
APPLICANT: Essential Nail Spa LLC

APPEARANCE FOR: Thomas Moore

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2214 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 nail salon.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

JAN 2 3 2012
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 March 18, 2011, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on March 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; the testimony of the appraiser was that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; additional testimony was offered that the proposed 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 nail salon.

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

APPROVED AS TO SUBSTANCE

Page 8 of 35 MINUTES
APPLICANT: First Financial Credit Union

APPEARANCE FOR:

APPEARANCE AGAINST:

PREMISES AFFECTED: 2936 W. Peterson 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 two lane drive through to serve a proposed one story financial institution.

ACTION OF BOARD-
CASE CONTINUED TO APRIL 15, 2011

THE VOTE

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JAN 23 2012
CITY OF CHICAGO
ZONING BOARD OF APPEALS

Page 9 of 35 MINUTES
APPLICANT: Soul City Church  
CAL NO.: 79-11-S

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

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1130 W. Adams Street

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a proposed religious assembly to be located on the first and second floor of an existing two story building.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

JAN 23 2012
CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
X

GIGI McCabe-Miele
X

DEMETRI KONSTANTELOS
X

LORI HEALEY
X

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 18, 2011, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on March 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 religious assembly which shall be located on the first and second floor of an existing two story building; the testimony of the appraiser was that the use would not have a negative impact on the surrounding community and is in character with the surrounding neighborhood; further testimony was offered that the use meets 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 church.

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued;
APPLICANT: Gold Star and Jewelry Coin Co.  
CAL NO.: 80-11-S

APPEARANCE FOR: Lee Robertson, William Banks  
MINUTES OF MEETING: March 18, 2011

APPEARANCE AGAINST: None

PREMISES AFFECTED: 7048 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 pawn shop.

ACTION OF BOARD-APPLICATION APPROVED

THE VOTE

JAN 23 2012
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 March 18, 2011, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on March 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 pawn shop at this location; the testimony of the appraiser was that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; 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 has no objection to the proposed pawn shop use.

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued;
APPLICANT: Belia & Feliciano Murillo

APPEARANCE FOR: Mark Kupiec

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2816 S. Sawyer 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 20.0' to 1.0' for a proposed second floor stairs and landing to an existing three story building.

ACTION OF BOARD - VARIATION GRANTED

THE VOTE

JAN 23 2012
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 March 18, 2011, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on March 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 1.0' for a proposed second floor stairs and landing to an existing three story 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.

Page 12 of 35 MINUTES
NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to permit the subdivision of a lot whose total combined side setback shall be reduced from the required 5.18' to zero.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 18, 2011, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on March 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 the existing porch needs to be replaced for safety reasons; the applicant shall be permitted to subdivide a lot whose total combined side setback shall be zero; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.
ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: 1335 North Dearborn
Condominium Association

APPEARANCE FOR: Thomas Moore

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1335 N. Dearborn Street

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval of
permit the subdivision of a lot whose total combined side setback shall be reduced from the required 5.25' to zero.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

JAN 2 3 2012
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 March 18, 2011, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-
Times on March 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 subdivide a lot whose total
combined side setback shall be reduced from the required 5.25' to zero; the Board finds 1) strict compliance with the
regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject
property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property
in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning
Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable
to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood;
it is therefore

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN
APPLICANT: Zoraida Valdez
APPEARANCE FOR: Same
APPEARANCE AGAINST: None
PREMISES AFFECTED: 3237 W. Bryn Mawr Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to eliminate the one required parking space for the proposed expansion of an existing day care facility.

ACTION OF BOARD:
VARIATION GRANTED

THE VOTE

JAN 23 2012
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 March 18, 2011, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on March 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 she would like to expand her existing business at this location; the applicant shall be permitted to eliminate one required parking space for an expanded, existing day care facility; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.
APPLICANT: Ronald Kelly & Mary Donoghue
APPEARANCE FOR: Richard Divine
APPEARANCE AGAINST: None
PREMISES AFFECTED: 1450 W. Polk Street

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the rear setback from the required 33.3' to 12' and the rear yard open space from the required 455 square feet to 71 square feet to allow a one car attached garage with an elevator lift to an existing five story, seven dwelling unit building.

ACTION OF BOARD-VARIATION GRANTED

THE VOTE:

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<th>JONATHAN SWAIN</th>
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<th>DEMETRI KONSTANTELOS</th>
<th>LORI HEALEY</th>
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WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 18, 2011, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on March 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 the variations are needed for structures that are necessary to accommodate a family member’s medical needs; the board will permit the applicant to reduce the rear setback to 12' and the rear yard open space to 71 square feet to allow a one car attached garage with an elevator lift to an existing five story, seven 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.
APPLICANT: Russell Garcia  
CAL NO.: 87-11-S

APPEARANCE FOR: John Pikarski  

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1600 W. Van Buren Street / 326 S. Ashland Avenue

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a proposed convenience store within an existing gasoline station.

ACTION OF BOARD-APPLICATION APPROVED

THE VOTE

APPROVED AS TO SUBSTANCE
APPLICANT: Esteban Rojas

APPEARANCE FOR: Same

APPEARANCE AGAINST: None

PREMISES AFFECTED: 4335 S. Mozart Street

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance to reduce the north setback from the required 2' to zero, south setback to remain at 3'-8" and to reduce the total combined side setback from the required 5' to 4'-4", to allow a two-story addition and a rear one-story open deck and stairs to a two dwelling unit building.

ACTION OF BOARD - VARIATION GRANTED

THE VOTE

JAN 23 2012

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 March 18, 2011, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on March 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 the additions on the building are existing and were there when he purchased the building; the applicant shall be permitted to reduce the north setback to zero, south setback to remain at 3'-8" and to reduce the total combined side setback to 4'-4", to allow a two-story addition and a rear one-story open deck and stairs to a two dwelling unit building; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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

Page 19 of 35 MINUTES
APPLICANT: La Caridad Clothing Inc.  
CAL NO.: 89-11-S

APPEARANCE FOR: Fernando Garillo  
MINUTES OF MEETING:  
March 18, 2011

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2828 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 second hand dealers license.

ACTION OF BOARD:  
APPLICATION APPROVED

THE VOTE

JAN 23 2012

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 March 18, 2011, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on March 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 second hand dealers license 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 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 valuable objects dealer's license.

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued;
APPLICANT: Theus Property Holdings, LLC
CAL NO.: 90-11-Z
APPEARANCE FOR: James J. Banks
MINUTES OF MEETING: March 18, 2011
APPEARANCE AGAINST: None
PREMISES AFFECTED: 2214-16 N. Lincoln Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the minimum lot area per unit from the required 1,000 square feet to 958.33 square feet to allow for the conversion of an existing office space on the second level to three dwelling units in an existing four-story mixed use building.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 18, 2011, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on March 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 the existing offices were previously leased by Children’s Memorial Hospital. The offices are now vacant; the applicant shall be permitted to convert existing office space on the second level of an existing four-story mixed use building, whose lot area per unit shall be 958.33 square feet; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

Page 21 of 35 MINUTES
APPLICANT: Andiamo Property Management  
CAL NO.: 91-11-S  

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

APPEARANCE AGAINST: None  

PREMISES AFFECTED: 1547 W. Jarvis 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 off-site accessory parking lot with 6 parking spaces to serve a health and fitness club at 1534-38 W. Jarvis Avenue.  

ACTION OF BOARD- APPLICATION APPROVED  

THE VOTE  

JONATHAN SWAIN  
GIGI McCabe-Miele  
DEMETRI Konstankekos  
LORI Healey  

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 18, 2011, after due notice thereof as provided under Section 17-13-010B and by publication in the Chicago Sun-Times on March 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 off-site accessory parking lot with six parking spaces which shall serve a health and fitness club at 1534-38 W. Jarvis Avenue; 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 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 lot provided that the spaces are for the sole use of the applicant’s health and fitness club and is consistent with the site plan prepared by Prashanth Mahakali dated March 15, 2011.  

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

APPEARANCE FOR:

APPEARANCE AGAINST:

PREMISES AFFECTED: 1219 W. Montana Street

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval of the establishment of to reduce the total combined setback from the required 6.0' to 0.98' on the west with 1'-5 3/4" on the east, to increase the floor area ratio by not more than 15% of the existing 5,253.13 by 787.96 square feet and to increase the height from the permit

ACTION OF BOARD-
CASE CONTINUED TO APRIL 15, 2011

THE VOTE

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Page 23 of 35 MINUTES
APPLICANT: Richard Ashbeck

APPEARANCE FOR: 

APPEARANCE AGAINST: 

PREMISES AFFECTED: 1219 W. Montana Street

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the total combined setback from the required 6.0' to 0.98' on the west with 1'-5 3/4" on the east, to increase the floor area ratio by not more than 15% of the existing 5,253.13 by 787.96 square feet and to increase the height from the permit

ACTION OF BOARD-
WITHDRAWN ON MOTION OF THE APPLICANT

THE VOTE

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CITY OF CHICAGO
ZONING BOARD OF APPEALS

JAN 25 2012

Page 50 of 51 MINUTES
ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Jill Krawczyszyn

APPEARANCE FOR: James J. Banks

APPEARANCE AGAINST:

PREMISES AFFECTED: 516-18 W. Arlington Place

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance to reduce the front setback from the required 12’ to 5”, the rear setback from 30’ to zero, the required east setback from 7’ to 3’-6”; and the required rear yard open space from 180 square feet to zero in order to construct a six-story, five unit residential building with eight enclosed parking enclosed on the first floor.

ACTION OF BOARD-

THE VOTE

JAN 23 2012

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 March 18, 2011, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on March 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 Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.
ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: JAD Parking CAL NO.: 94-11-S

APPEARANCE FOR: 

APPEARANCE AGAINST:

PREMISES AFFECTED: 700-98 S. Wells Street

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a proposed non-accessory parking lot which is located outside the Central Area parking district with not more than 152 parking spaces.

ACTION OF BOARD:

JAN 23 2012
CITY OF CHICAGO
ZONING BOARD OF APPEALS

THE VOTE

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THE RESOLUTION:

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

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

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

APPROVED AS CHAIRMAN
APPLICANT: Illinois Sports Facilities Authority

APPEARANCE FOR: Endy Zemenides

APPEARANCE AGAINST: None

PREMISES AFFECTED: 360-80 W. Pershing Road / 3820 S. Princeton Avenue

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a proposed accessory off-site parking lot to serve an existing baseball stadium located at 333 W. 35th Street.

ACTION OF BOARD:
APPLICATION APPROVED

THE VOTE

JAN 23 2012
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 March 18, 2011, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on March 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 the subject site is an existing parking lot and that landscaping would be added and that the lot would only operate on game days; the applicant shall be permitted to establish an accessory off-site parking lot to serve an existing baseball stadium located at 333 W. 35th Street; expert testimony was offered that the lot has been in existence for many years and has not had any adverse impact on the surrounding neighborhood or community; 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 accessory parking lot; provided the applicant complies with the site plan prepared by Site Design Group March 18, 2011.

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

APPROVED AS TO SUBSTANCE

Page 26 of 35 MINUTES
APPLICATION: Salon 1800, Professional Corporation

APPEARANCE FOR: James J. Banks

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1133 W. Armitage Avenue

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

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

JAN 23 2012

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 March 18, 2011, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on March 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 the salon is in existence and would like to add an additional 900 square feet; the applicant also testified that the massage portion of the business would not be expanded; the applicant shall be permitted to expand the existing beauty salon/spa into the subject site; 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 use is in character with the community and will not have an adverse impact on 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 beauty salon/spa expansion.

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

APPROVED AS TO SUBSTANCE

CHAIRMAN
APPLICANT: Cash America, Inc. of Illinois  CAL NO.: 97-11-S

APPEARANCE FOR: 

APPEARANCE AGAINST: 

PREMISES AFFECTED: 3201 W. North Avenue

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

ACTION OF BOARD-
CASE CONTINUED TO APRIL 15, 2011

THE VOTE

JAN 23 2012

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
LORE HEALEY

AFFIRMATIVE  NEGATIVE  ABSENT

X  
X  
X  
X  

APPROVED AS TO SUBSTANCE

CHAIRMAN
APPLICANT: Cash America, Inc. of Illinois
CAL NO.: 98-11-S

APPEARANCE FOR: John Fritchey
MINUTES OF MEETING: March 18, 2011

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3243 W. Lawrence Avenue

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

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

JAN 23 2012
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 March 18, 2011, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on March 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 pawn shop at this location; the testimony of the appraiser was that the use would not have a negative impact on the community and is in character with the neighborhood; further testimony was offered that the use would be operated in a fashion that would be consistent 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 has no objection to the proposed pawn shop use.

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

APPROVED AS TO SUBSTANCE

CHAIRMAN
APPLICANT: Cash America, Inc. of Illinois  
CAL NO.: 98-11-S

APPEARANCE FOR:

APPEARANCE AGAINST:

PREMISES AFFECTED: 3243 W. Lawrence Avenue

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

ACTION OF BOARD:
CASE CONTINUED TO MAY 20, 2011

THE VOTE

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Page 51 of 51 MINUTES
APPLICANT: Aaron Tiram  
CAL NO.: 431-10-S  

APPEARANCE FOR:  

APPEARANCE AGAINST:  

PREMISES AFFECTED: 5130 N. Cicero Avenue  

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a proposed 4 story, 70 guest room hotel with ground floor accessory uses.  

ACTION OF BOARD-  
WITHDRAWN ON MOTION OF THE APPLICANT  

THE VOTE  

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JAN 23 2012  
CITY OF CHICAGO  
ZONING BOARD OF APPEALS  

GIGI MCCABE-MIELE  
LORI HEALEY  
DEMETRI KONSTANTELOS  

Page 30 of 35 MINUTES