

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

APPLICANT: Avondale SLF, LLC

CAL NO.: 29-11-S

APPEARANCE FOR:

MINUTES OF MEETING:

April 15, 2011

APPEARANCE AGAINST:

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

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

ACTION OF BOARD-
CASE CONTINUED TO JUNE 17, 2011

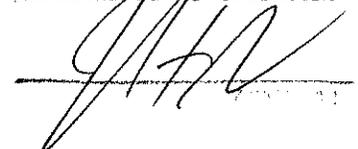
THE VOTE

JAN 25 2012
CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
LORI HEALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE



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

APPLICANT: Avondale SLF, LLC

CAL NO.: 30-11-Z

APPEARANCE FOR:

MINUTES OF MEETING:
April 15, 2011

APPEARANCE AGAINST:

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

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

ACTION OF BOARD-
CASE CONTINUED TO JUNE 17, 2011

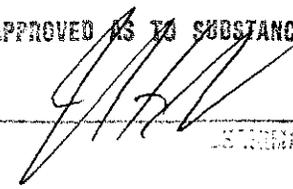
THE VOTE

JAN 25 2012

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
LORI HEALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE

STEDMAN

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

APPLICANT: Avondale SLF, LLC **CAL NO.:** 31-11-S

APPEARANCE FOR: **MINUTES OF MEETING:**

April 15, 2011

APPEARANCE AGAINST:

PREMISES AFFECTED: 3059-61 W. Armitage Avenue

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

ACTION OF BOARD-
CASE CONTINUED TO JUNE 17, 2011

THE VOTE

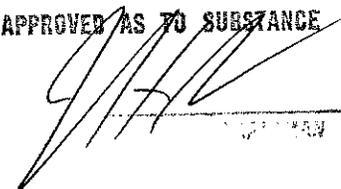
JONATHAN SWAIN
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
LORI HEALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

JAN 25 2012

CITY OF CHICAGO
ZONING BOARD OF APPEALS

APPROVED AS TO SUBSTANCE



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

APPLICANT: First Financial Credit Union
APPEARANCE FOR: Edward Kus
APPEARANCE AGAINST: None
PREMISES AFFECTED: 2936 W. Peterson Avenue

CAL NO.: 78-11-S

MINUTES OF MEETING:
 April 15, 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 two lane drive through to serve a proposed one story financial institution.

ACTION OF BOARD-
 APPLICATION APPROVED

THE VOTE

JAN 25 2012

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:

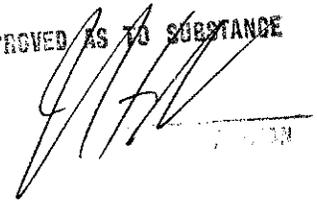
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 15, 2011 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on March 3, 2011; and

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 two lane drive through to serve a proposed one story financial institution; 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 recommends approval of the proposed financial institution, provided the development is constructed consistent with the layout and design represented on the site plan and dated March 31, 2011 and the building elevations dated April 11, 2011, as prepared by the LaMacchia Group.

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: Edit Salon, LLC CAL NO.: 99-11-S

APPEARANCE FOR: Joseph Von Meier MINUTES OF MEETING:

April 15, 2011

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1369 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 a proposed beauty salon.

ACTION OF BOARD- APPLICATION APPROVED

THE VOTE

JAN 25 2012

CITY OF CHICAGO ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
LORI HEALEY

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 April 15, 2011, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on March 31, 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 [Signature]

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

APPLICANT: Francisco Garcia Gutierrez **CAL NO.:** 100-11-S
d/b/a/ Mia's Hair Beauty Salon
APPEARANCE FOR: James Stola **MINUTES OF MEETING:**
April 15, 2011
APPEARANCE AGAINST: None
PREMISES AFFECTED: 3659 W. Diversey

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 25 2012

**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 April 15, 2011, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on March 31, 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; 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



JONATHAN SWAIN

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

APPLICANT: Shear Greatness, LLC d/b/a Great Clips CAL NO.: 101-11-S

APPEARANCE FOR: Gary Wigoda MINUTES OF MEETING: April 15, 2011

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1001-05 W. Webster Avenue

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

ACTION OF BOARD- APPLICATION APPROVED

THE VOTE

JAN 25 2012

CITY OF CHICAGO ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
LORI HEALEY

Table with 3 columns: AFFIRMATIVE, NEGATIVE, ABSENT. Rows show 'X' marks in the AFFIRMATIVE column for each name.

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 15, 2011, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on March 31, 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 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 fo 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
[Signature]
SECRETARY

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

APPLICANT: Chicago Styles Barber Shop, Inc. **CAL NO.:** 102-11-S
APPEARANCE FOR: James Banks **MINUTES OF MEETING:**
April 15, 2011
APPEARANCE AGAINST: None
PREMISES AFFECTED: 3047 W. Armitage Avenue

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

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

JAN 25 2012

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
LORI HEALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

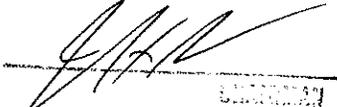
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 15, 2011 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on March 31, 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 all of the criteria set forth by the code for the granting of a special use at this location; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

JONATHAN SWAIN

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

APPLICANT: Blade Hair Skin Body LLC **CAL NO.:** 103-11-S
APPEARANCE FOR: Thomas Moore **MINUTES OF MEETING:**
 April 15, 2011
APPEARANCE AGAINST: None
PREMISES AFFECTED: 1415 W. Belmont Avenue

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

ACTION OF BOARD-
 APPLICATION APPROVED

THE VOTE

JAN 25 2012
 CITY OF CHICAGO
 ZONING BOARD OF APPEALS

JONATHAN SWAIN
 GIGI McCABE-MIELE
 DEMETRI KONSTANTELOS
 LORI HEALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

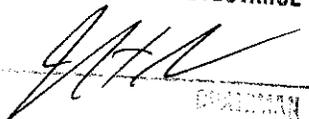
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 15, 2011, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on March 31, 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 applicant currently operates a salon at another location and wishes to relocate to this site; 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 salon.

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

APPROVED AS TO SUBSTANCE

 JONATHAN SWAIN

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

APPLICANT: Thanh Tran CAL NO.: 104-11-S
APPEARANCE FOR: Ninh Ma MINUTES OF MEETING:
APPEARANCE AGAINST: None April 15, 2011
PREMISES AFFECTED: 3944 N. Lincoln Avenue

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

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

JAN 25 2012

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:

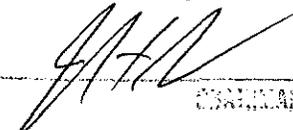
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 15, 2011, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on March 31, 2011; and

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; 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 nail salon.

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

APPROVED AS TO SUBSTANCE


COMMISSIONER

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

APPLICANT: Jaime Gutierrez d/b/a
Esmeralda's Beauty Salon
APPEARANCE FOR: James Stola
APPEARANCE AGAINST: None
PREMISES AFFECTED: 6142 N. Clark Street

CAL NO.: 105-11-S
MINUTES OF MEETING:
April 15, 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

THE VOTE

JAN 25 2012
CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
LORI HEALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

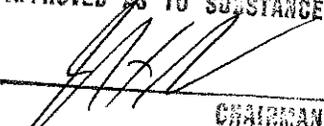
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 15, 2011, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on March 31, 2011; and

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

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

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

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Urban Mom Salon, LLC

CAL NO.: 106-11-S

APPEARANCE FOR: Mark Kupiec

MINUTES OF MEETING:
April 15, 2011

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2143-45 N. Damen Avenue

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

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

JAN 25 2012

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 April 15, 2011, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on March 31, 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 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 beauty salon, provided no massage services are provided on site.

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

APPROVED AS TO SUBSTANCE
[Signature]
SECRETARY

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

APPLICANT: Matisse: A Hair Studio CAL NO.: 107-11-S

APPEARANCE FOR: Michael A. Grochowiak MINUTES OF MEETING: April 15, 2011

APPEARANCE AGAINST: None

PREMISES AFFECTED: 6400 W. Raven 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

JAN 25 2012

CITY OF CHICAGO ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
LORI HEALEY

Table with 3 columns: AFFIRMATIVE, NEGATIVE, ABSENT. Rows show votes for Jonathan Swain, Gigi McCabe-Miele, Demetri Konstantelos, 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 April 15, 2011, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on March 31, 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 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 beauty salon.

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

APPROVED AS TO SUBSTANCE [Signature]

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

APPLICANT: First Class Chicago LLC

CAL NO.: 108-11-S

APPEARANCE FOR:

MINUTES OF MEETING:
April 15, 2011

APPEARANCE AGAINST:

PREMISES AFFECTED: 57 E. Cedar Street Unit #1

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

ACTION OF BOARD-
CASE CONTINUED TO JUNE 17, 2011

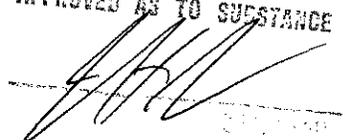
THE VOTE

JAN 25 2012

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
LORI HEALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE


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

APPLICANT: First Class Chicago LLC

CAL NO.: 109-11-S

APPEARANCE FOR:

MINUTES OF MEETING:

April 15, 2011

APPEARANCE AGAINST:

PREMISES AFFECTED: 57 E. Cedar Street Unit # 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 unit.

ACTION OF BOARD-
CASE CONTINUED TO JUNE 17, 2011

THE VOTE

JAN 25 2012

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
LORI HEALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE
[Signature]

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

APPLICANT: First Class Chicago, LLC

CAL NO.: 110-11-S

APPEARANCE FOR:

MINUTES OF MEETING:

April 15, 2011

APPEARANCE AGAINST:

PREMISES AFFECTED: 57 E. Cedar Street Unit # 3

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 unit.

ACTION OF BOARD-
CASE CONTINUED TO JUNE 17, 2011

THE VOTE

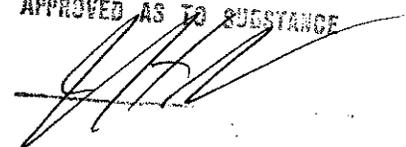
JAN 25 2012

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
LORI HEALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE



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

APPLICANT: Michael Verdone

CAL NO.: 111-11-S

APPEARANCE FOR:

MINUTES OF MEETING:
April 15, 2011

APPEARANCE AGAINST:

PREMISES AFFECTED: 55 E. Cedar Street Unit # 1

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

ACTION OF BOARD-
CASE CONTINUED TO JUNE 17, 2011

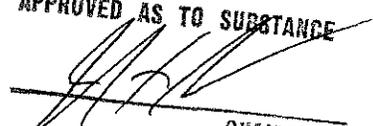
THE VOTE

JAN 25 2012

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
LORI HEALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Michael Verdone

CAL NO.: 112-11-S

APPEARANCE FOR:

MINUTES OF MEETING:
April 15, 2011

APPEARANCE AGAINST:

PREMISES AFFECTED: 55 E. Cedar Street Unit # 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 unit.

ACTION OF BOARD-
CASE CONTINUED TO JUNE 17, 2011

THE VOTE

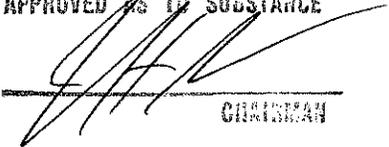
JAN 25 2012

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
LORI HEALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Michael Verdone

CAL NO.: 113-11-S

APPEARANCE FOR:

MINUTES OF MEETING:
April 15, 2011

APPEARANCE AGAINST:

PREMISES AFFECTED: 55 E. Cedar Street Unit # 3

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 unit.

ACTION OF BOARD-
CASE CONTINUED TO JUNE 17, 2011

THE VOTE

JAN 25 2012

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
LORI HEALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE



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

APPLICANT: American Enterprise Properties

CAL NO.: 114-11-S

APPEARANCE FOR:

MINUTES OF MEETING:
April 15, 2011

APPEARANCE AGAINST:

PREMISES AFFECTED: 2001-03 W. Race Avenue

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

ACTION OF BOARD-
WITHDRAWN ON MOTION OF THE APPLICANT

THE VOTE

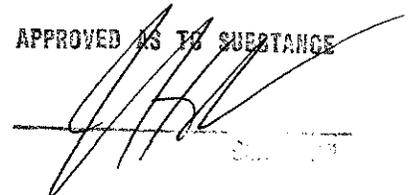
JAN 25 2012

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
LORI HEALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE



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

APPLICANT: John Plewa **CAL NO.:** 115-11-S
APPEARANCE FOR: James J. Banks **MINUTES OF MEETING:**
April 15, 2011
APPEARANCE AGAINST: None
PREMISES AFFECTED: 1000-12 W. Belmont Avenue

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

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

JAN 25 2012

**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:

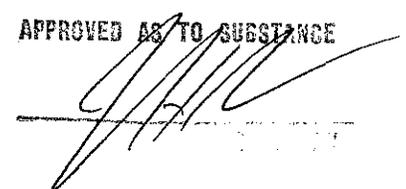
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 15, 2011, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on March 31, 2011; and

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 building was renovated in 1985 without permits; the applicant now wishes to legalize the work that was done previously; the testimony of the appraiser was that the use is existing and would not have any negative impact by permitting the expansion; the applicant shall be permitted to expand the existing tavern; 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



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

APPLICANT: Joshua Nadolna

CAL NO.: 116-11-Z

APPEARANCE FOR:

MINUTES OF MEETING:

April 15, 2011

APPEARANCE AGAINST:

PREMISES AFFECTED: 1314 N. Wicker Park Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval of to increase the height of an existing building from the permitted 50' to 54'-10" for a fifth level stairway enclosure.

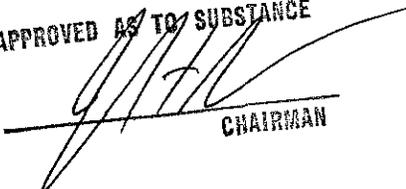
ACTION OF BOARD-
CASE CONTINUED TO JULY 15, 2011

THE VOTE

JAN 25 2012
CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
LORI HEALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Paul Co., LLC

CAL NO.: 117-11-S

APPEARANCE FOR: James J. Banks

MINUTES OF MEETING:
April 15, 2011

APPEARANCE AGAINST: None

PREMISES AFFECTED: 4443 N. Broadway

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

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

JAN 25 2012

**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:

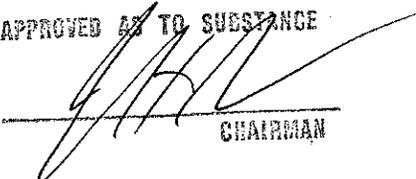
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 15, 2011, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on March 31, 2011; and

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 tavern at 4443 N. Broadway. The applicant testified that there would be no access for the public from the tattoo shop located at 4441 N. Broadway; the applicant testifies that the access at the rear of the building between the two business would only be accessible to staff; 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 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 tavern, provided there is no internal customer connection to the adjacent tattoo parlor business and each business maintains its own business identification signage.

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: Whitestock, Inc. d/b/a/ Second Time Around

CAL NO.: 118-11-S

APPEARANCE FOR: James J. Banks

MINUTES OF MEETING:
April 15, 2011

APPEARANCE AGAINST: None

PREMISES AFFECTED: 8301-03 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 the proposed expansion of an exiting tavern.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

JAN 25 2012

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
LORI HEALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

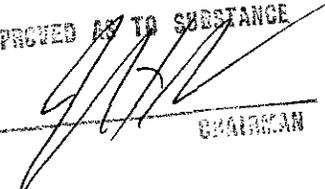
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 15, 2011, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on March 31, 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 testifies that the tavern has been existing for the past 20 years and would now like to expand into the building next door. The applicant testified that the proposed space would contain pool tables and serve to handle the overflow from the tavern at 8303. Expert testimony was offered that the use is existing and therefore would not have a negative impact on the surrounding community and would not have an adverse affect on 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; would 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, provided the applicant complies with floor plan by MM Surveying Co., Inc. dated April 13, 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: Kidz Creative Concepts School Age, Inc. **CAL NO.:** 119-11-Z

APPEARANCE FOR: Mark Kupiec **MINUTES OF MEETING:**
April 15, 2011

APPEARANCE AGAINST: None

PREMISES AFFECTED: 717-19 E. 63rd Street

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval of to reduce the required parking spaces from one to zero for an expanded existing day care.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

JAN 25 2012

**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:

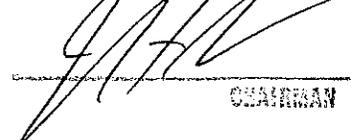
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held in April 15, 2011, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on March 31, 2011 and

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 day care has been in existence and that she would now like to expand it. She testified that there was not a parking requirement when the day care was originally established and is now requesting to eliminate the one required parking space. The board will permit the applicant to eliminate the required parking. There applicant shall not be required to provide any parking for the expanded day care; 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: Daniel & Lois Ferrone **CAL NO.:** 120-11-Z
APPEARANCE FOR: Christopher Kowczara **MINUTES OF MEETING:**
 April 15, 2011
APPEARANCE AGAINST: None
PREMISES AFFECTED: 5400 S. Newland Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance to reduce the front setback from the required 20' to 11.87' for a proposed front one story open porch and stairs to an existing single family residence.

**ACTION OF BOARD-
 VARIATION GRANTED**

JAN 25 2012

**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:

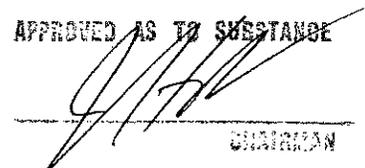
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 15, 2011, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on March 31, 2011 and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant in this matter stated that the porch was constructed to code but without a permit; he testified that the porch is necessary to accommodate his disabled daughter and is needed for access to the home and to accommodate the size of the wheel chair as well as the wheel chair lift; the applicant shall be permitted to legalize the existing porch whose front setback shall be 11.87'; 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: Greater Faith M.B. Church, Inc. **CAL NO.:** 121-11-Z
APPEARANCE FOR: Richard Zulkey **MINUTES OF MEETING:**
 April 15, 2011
APPEARANCE AGAINST: None
PREMISES AFFECTED: 6311-15 S. Langley Avenue

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval to reduce the front setback from the required 14.67' to zero, the south setback from 9' to 1' and the rear setback from 36'-8" to 23'-6" for a proposed 1 story church with 10 on-site parking space.

**ACTION OF BOARD-
 VARIATION GRANTED**

THE VOTE

JAN 25 2012

**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		

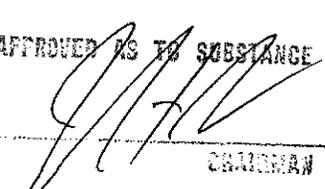
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 15, 2011, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on March 31, 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 1 story church with 10 on-site parking spaces whose front setback shall be zero, the south setback shall be 1' and the rear setback shall be 23'-6": 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: New Einstein's Academy, Inc.

CAL NO.: 122-11-Z

APPEARANCE FOR: Mark Kupiec

MINUTES OF MEETING:
April 15, 2011

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1858-60 N. Damen Avenue

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

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

JAN 25 2012

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:

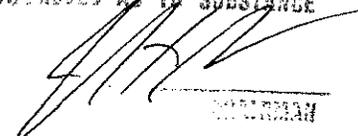
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held in April 15, 2011, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on March 31, 2011 and

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 there is a substantial need for day care in this area; she testified that there are other centers in the community and the wait for those centers is over 12 months; the applicant shall be permitted to eliminate one required parking space for the proposed day care center; 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: Jeff Robinson **CAL NO.:** 123-11-Z
APPEARANCE FOR: Same **MINUTES OF MEETING:** April 15, 2011
APPEARANCE AGAINST: None
PREMISES AFFECTED: 4450 N. Sacramento 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' to 8'-10" to allow a front 1 story addition to an existing 2 story single family residence.

**ACTION OF BOARD-
 VARIATION GRANTED**

THE VOTE

JAN 25 2012

**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:

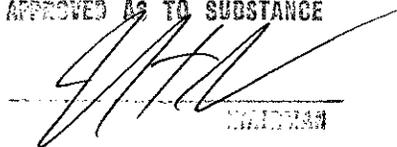
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 15, 2011, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on March 31, 2011 and

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 front porch was existing when he purchased the home. Mr. Robinson testified that when he tried to obtain permits to construct a rear addition he was informed that the front porch was constructed with out permit and needed to be legalized; the applicant shall be permitted to legalize the existing front 1 story addition whose front yard shall be 8'-10"; 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: Bill's Recovering Communities, LLC CAL NO.: 124-11-S

APPEARANCE FOR: MINUTES OF MEETING:
April 15, 2011

APPEARANCE AGAINST:

PREMISES AFFECTED: 1257 N. Pulaski Road

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

ACTION OF BOARD-
CASE CONTINUED TO MAY 20, 2011

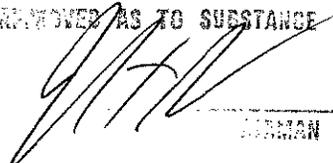
THE VOTE

JAN 25 2012

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
LORI HEALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE

BERMAN

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

APPLICANT: 1750 N Springfield LLC

CAL NO.: 125-11-S

APPEARANCE FOR: Thomas Moore

MINUTES OF MEETING:
April 15, 2011

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1752-54 N. Harding 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 an existing warehouse building (furniture wholesale & production plant) located at 1750 N. Springfield.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

JAN 25 2012

**CITY OF CHICAGO
ZONING BOARD OF APPEALS**

JONATHAN SWAIN
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
LORI HEALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

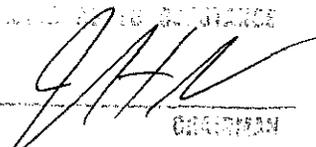
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 15, 2011, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on March 31, 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 manufactures cabinets and has recently moved his facility from the suburbs to the city; the building has been vacant for some time; the applicant must provide parking for his employees; the applicant shall be permitted to establish a required off-site parking lot to serve an existing warehouse building (furniture and production plant) located at 1705 N. Springfield; 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 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 furniture wholesale and production plant and is consistent with the site plan dated April 14, 2011.

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

APPROVED AND FORWARDED

JONATHAN SWAIN

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

APPLICANT: 1750 N Springfield LLC

CAL NO.: 126-11-Z

APPEARANCE FOR: Thomas Moore

MINUTES OF MEETING:
April 15, 2011

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1752-54 N. Harding Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the required 20' front setback to 7' to prevent the obstruction of the sidewalk by parked cars for an off-site required accessory parking lot to serve a warehouse building at 1750 N. Springfield Avenue

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

JAN 25 2012

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
LORI HEALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

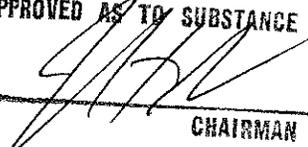
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 15, 2011, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on March 31, 2011 and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; a special use was granted to the applicant in Cal. No. 126-11-S: the applicant shall now be granted the reduction of the front setback to 7' to prevent the obstruction of the sidewalk by parked cars for the off-site required accessory parking lot to serve a warehouse building at 1750 N. Springfield Avenue; 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: GCD Properties, LLC Indiana

CAL NO.: 127-11-Z

APPEARANCE FOR:

MINUTES OF MEETING:
April 15, 2011

APPEARANCE AGAINST:

PREMISES AFFECTED: 5407-09 S. Indiana Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the north and south setbacks from the required 4' to zero, the rear yard open space from the required 447.56' to zero to allow parking for a 3-story, 6 dwelling unit building to be converted to 8 dwelling units.

ACTION OF BOARD-

CASE CONTINUED TO MAY 20, 2011

THE VOTE

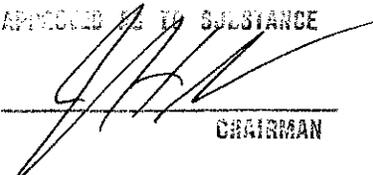
JAN 25 2012

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
LORI HEALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE



CHAIRMAN

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

APPLICANT: Farrah & William Nudera **CAL NO.:** 128-11-Z
APPEARANCE FOR: Mark Kupiec **MINUTES OF MEETING:**
 April 15, 2011
APPEARANCE AGAINST: None
PREMISES AFFECTED: 24 N. Throop 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 10.78' to 9', the north and south setback from the required minimum 2' to zero, the combined setback from 4.19' to zero and the rear yard open space from 98.92 square feet to zero for a proposed 3-story single family residence with an attached garage.

**ACTION OF BOARD-
 VARIATION GRANTED**

THE VOTE

JAN 25 2012

**CITY OF CHICAGO
 ZONING BOARD OF APPEALS**

JONATHAN SWAIN
 GIGI McCABE-MIELE
 DEMETRI KONSTANTELOS
 LORI HEALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

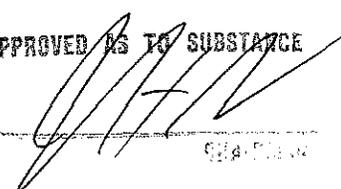
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 15, 2011, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on March 31, 2011 and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant in this matter testified that the subject site is a substandard lot; the lot is a short lot and there is also an easement agreement for the rear of the property; the applicant shall be permitted to construct a three story single family residence with an attached garage whose front setback shall be 9', the north and south setback shall be zero, the combined setback to zero and the rear yard open space from 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


 02/14/2012

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

APPLICANT: Eric & Colleen Mansell

CAL NO.: 129-11-Z

APPEARANCE FOR: Thomas Moore

MINUTES OF MEETING:
April 15, 2011

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2171 W. Eastwood Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the required front setback from 19.44' to 10.57", the required west side setback to 1.0' , the required east side setback to 3.0' for a combined total side setback of 4.0' instead of 7.48' and to reduce the required rear setback from 34.03' to zero for a proposed one and two-story single family home with a porch and entry stair, masonry wall and attached garage.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

JAN 25 2012

**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:

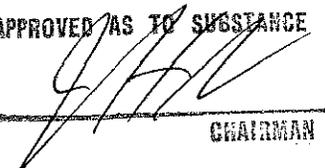
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 15, 2011, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on March 31, 2011 and

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 front setback to 10.57' , the required west side setback to 1.0' , the required east side setback to 3.0" for a combined total side setback of 4.0' instead of 7.48' and to reduce the required rear setback from to zero for a proposed one and two-story single family home with a porch and entry stair, masonry wall and attached garage; 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: Barry & Noelle Fischer

CAL NO.: 130-11-Z

APPEARANCE FOR: Thomas Moore

MINUTES OF MEETING:
April 15, 2011

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1230 W. Fletcher 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 15' to zero, the east and west setback from 2' to zero, and the combined side setback from 5' to zero, also to increase the floor area ratio by not more than 15% of the non-conforming floor area of an existing two dwelling unit building, for a front addition to the existing building.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

JAN 25 2012

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:

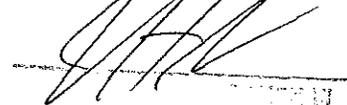
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 15, 2011, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on March 31, 2011 and

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 front addition to the existing building whose front setback shall be zero, and the east and west setback shall be zero, the combined setback shall be zero and to increase the floor area ratio by not more than 15% of the non-conforming floor area of the existing two dwelling unit building; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

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

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

APPROVED AS TO SUBSTANCE



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

APPLICANT: New Morning Star Missionary Baptist Church **CAL NO.:** 131-11-S

APPEARANCE FOR: Vertis Moore **MINUTES OF MEETING:**
April 15, 2011

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3829-33 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 off-site parking lot to serve a religious assembly at 206 S. Hamlin.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

JAN 25 2012

**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 April 15, 2011, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on March 31, 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 parking lot to serve a religious facility at 206 S. Hamlin; 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; 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 off-site parking lot, provided that the spaces are for the sole use of the applicant's religious assembly use and is consistent with the site and landscape plan dated April 15, 2011.

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

APPROVED AS TO SUBSTANCE



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

APPLICANT: New Morning Star Missionary Baptist Church

CAL NO.: 132-11-Z

APPEARANCE FOR:

MINUTES OF MEETING:
April 15, 2011

APPEARANCE AGAINST:

PREMISES AFFECTED: 3829-33 W. Adams 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 east setback from the required 8.3' to 4.0' for an off-site accessory parking lot to serve a religious assembly at 206 S. Hamlin

ACTION OF BOARD-

WITHDRAWN ON MOTION OF THE APPLICANT

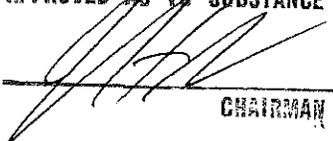
THE VOTE

JAN 25 2012
CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
LORI HEALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: El Taller Del Maestro CAL NO.: 133-11-S
APPEARANCE FOR: James J. Banks MINUTES OF MEETING:
APPEARANCE AGAINST: None April 15, 2011
PREMISES AFFECTED: 6000-02 W. Belmont 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 religious assembly.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

JAN 25 2012

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
LORI HEALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

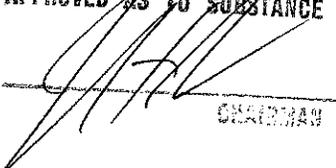
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 15, 2011, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on March 31, 2011; and

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

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Housing and Economic Development recommends approval of the proposed church. The Department notes that there will be shared parking with the buildings commercial tenants but that there is no conflict in the operation times between those businesses and the proposed 64 seat church, which requires 8 parking spaces (total proposed parking for 10 spaces).

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: S & J Mobile Inc.

CAL NO.: 134-11-S

APPEARANCE FOR:

MINUTES OF MEETING:

April 15, 2011

APPEARANCE AGAINST:

PREMISES AFFECTED: 7601 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 gas station with an accessory drive through car wash.

ACTION OF BOARD-
CASE CONTINUED TO MAY 20, 2011

THE VOTE

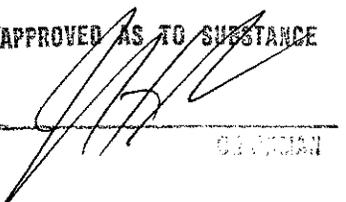
JAN 25 2012

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
LORI HEALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE



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

APPLICANT:

PNC Bank

CAL NO.: 135-11-S

APPEARANCE FOR:

MINUTES OF MEETING:

April 15, 2011

APPEARANCE AGAINST:

PREMISES AFFECTED:

3839 N. Harlem Avenue

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

ACTION OF BOARD-

WITHDRAWN ON MOTION OF THE APPLICANT

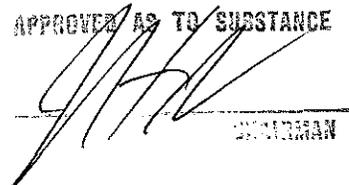
THE VOTE

JAN 25 2012
CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
LORI HEALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE


JONATHAN SWAIN

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

APPLICANT: Darrell Haywood d/b/a/ North
and Cicero Gold & More

CAL NO.: 136-11-S

APPEARANCE FOR:

MINUTES OF MEETING:
April 15, 2011

APPEARANCE AGAINST:

PREMISES AFFECTED: 4739 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 valuable objects dealer license.

ACTION OF BOARD-
CASE CONTINUED TO MAY 20, 2011

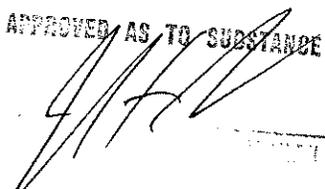
THE VOTE

JAN 25 2012

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
LORI HEALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE


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

APPLICANT: Arden Fowler CAL NO.: 137-11-S
APPEARANCE FOR: James J. Banks MINUTES OF MEETING: April 15, 2011
APPEARANCE AGAINST: None
PREMISES AFFECTED: 2700 N. Western Avenue

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a proposed outdoor rooftop patio to serve an existing restaurant.

ACTION OF BOARD- APPLICATION APPROVED

THE VOTE

JAN 25 2012

CITY OF CHICAGO ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
LORI HEALEY

Table with 3 columns: AFFIRMATIVE, NEGATIVE, ABSENT. Rows show 'X' marks for Jonathan Swain, Gigi McCabe-Miele, Demetri Konstantelos, and Lori Healey under 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 April 15, 2011, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on March 31, 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 outdoor rooftop patio to serve an existing restaurant; the testimony of the appraiser was that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further testimony was also 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 outdoor rooftop patio, subject to all of the Outdoor Patio License restrictions and requirements.

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

APPROVED AS TO SUBSTANCE

[Handwritten signature]

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

APPLICANT:

Mary Murzanski

CAL NO.: 138-11-Z

APPEARANCE FOR:

MINUTES OF MEETING:

April 15, 2011

APPEARANCE AGAINST:

PREMISES AFFECTED:

1324 N. Moorman 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 front setback from the required 11.37' to 7'-6", the front property line setback from 20' to 11'-6" for an attached garage off of Moorman Street, and to reduce the northwest setback from 8.72' to 2'-6" and the rear setback from 27.24' to zero

ACTION OF BOARD-

CASE CONTINUED TO JUNE 17, 2011

THE VOTE

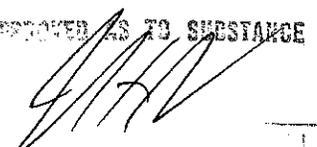
JAN 25 2012

CITY OF CHICAGO
ZONING BOARD OF APPEALS

JONATHAN SWAIN
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
LORI HEALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE



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

APPLICANT: SOS Children's Villages Illinois **CAL NO.:** 139-11-S
APPEARANCE FOR: Rolando Acosta **MINUTES OF MEETING:**
 April 15, 2011
APPEARANCE AGAINST: None
PREMISES AFFECTED: 5008-10 S. Throop Street

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

ACTION OF BOARD-
 APPLICATION APPROVED

THE VOTE

JAN 25 2012

**CITY OF CHICAGO
 ZONING BOARD OF APPEALS**

JONATHAN SWAIN
 GIGI McCABE-MIELE
 DEMETRI KONSTANTELOS
 LORI HEALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

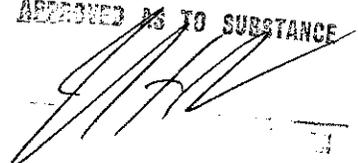
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 15, 2011, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on March 31, 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 group living transitional residence at the subject site; 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 recommends approval of the proposed group living transitional residence.

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: SOS Children's Villages Illinois **CAL NO.:** 140-11-S
APPEARANCE FOR: Rolando Acosta **MINUTES OF MEETING:**
 April 15, 2011
APPEARANCE AGAINST: None
PREMISES AFFECTED: 5012 -14 S. Throop Street

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

ACTION OF BOARD-
 APPLICATION APPROVED

THE VOTE

JAN 25 2012

**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:

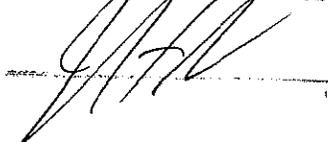
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 15, 2011, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on March 31, 2011; and

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 group living transitional residence at the subject site; 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 recommends approval of the proposed group living transitional residence.

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: SOS Children's Villages Illinois **CAL NO.:** 141-11-S
APPEARANCE FOR: Rolando Acosta **MINUTES OF MEETING:**
 April 15, 2011
APPEARANCE AGAINST: None
PREMISES AFFECTED: 5016-18 S. Throop Street

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

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

JAN 25 2012

**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		

THE RESOLUTION:

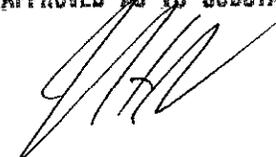
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 15, 2011, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on March 31, 2011; and

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 group living transitional residence at the subject site; 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 recommends approval of the proposed group living transitional residence.

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: SOS Children's Villages Illinois
APPEARANCE FOR: Rolando Acosta
APPEARANCE AGAINST: None
PREMISES AFFECTED: 5013-15 S. Throop Street

CAL NO.: 142-11-S

MINUTES OF MEETING:
 April 15, 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 group living transitional residence.

ACTION OF BOARD-
 APPLICATION APPROVED

THE VOTE

JAN 25 2012

**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 April 15, 2011, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on March 31, 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 group living transitional residence at the subject site; 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 recommends approval of the proposed group living transitional residence.

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: SOS Children's Villages Illinois **CAL NO.:** 143-11-S
APPEARANCE FOR: Rolando Acosta **MINUTES OF MEETING:**
 April 15, 2011
APPEARANCE AGAINST: None
PREMISES AFFECTED: 5017-21 S. Throop Street

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

ACTION OF BOARD-
 APPLICATION APPROVED

THE VOTE

JAN 25 2012

**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 April 15, 2011, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on March 31, 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 group living transitional residence at the subject site; 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 recommends approval of the proposed group living transitional residence.

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

APPROVED AS TO SUBSTANCE

